

Send Tax Notice to:
John Vincent Frescino & Valeria Frescino
148 Grande View Lane
Maylene, AL 35114

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$320,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **MILDRED A. ALLEN**, as Personal Representative of the ESTATE OF JAMES EDWARD SANDERS, deceased, Shelby County Probate Case No. PR-2024-000859; and **JULIA M. SANDERS-RIVERA**, a married woman, and devisee (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JOHN VINCENT FRESCINO** and **VALERIA FRESCINO** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 28, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 2nd Addition, as recorded in Map Book 20, Page 66, in the Probate Office of Shelby County, Alabama.

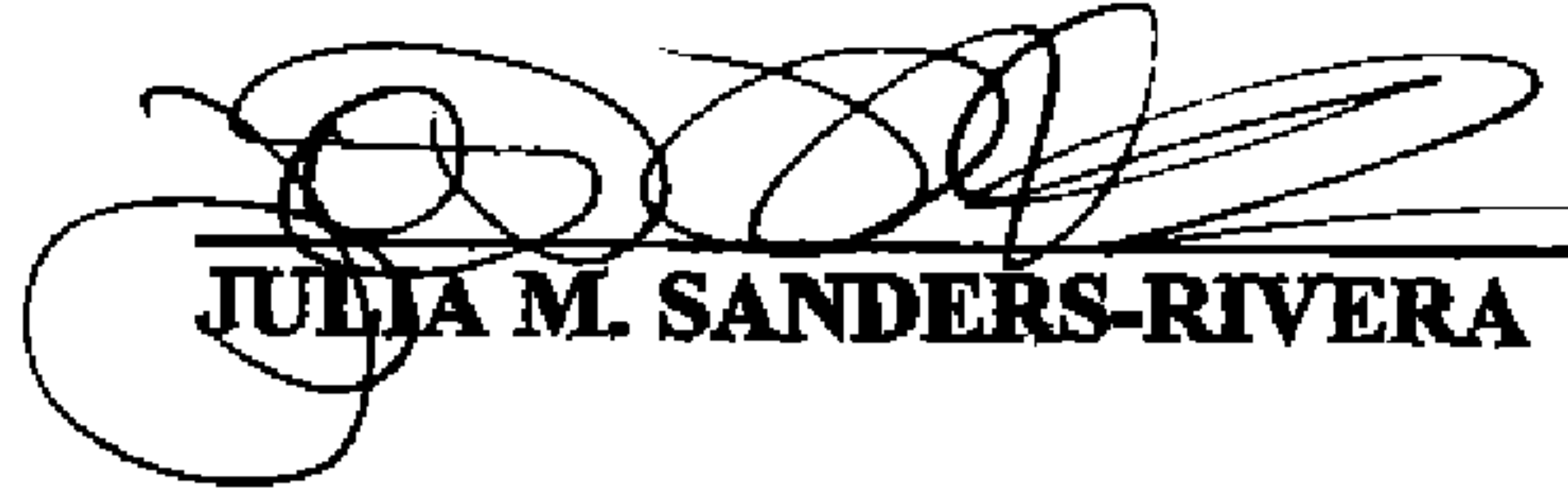
Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$314,204.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, **JULIA M. SANDERS-RIVERA**, has hereunto set her hand and seal this the 7th day of August, 2024.



JULIA M. SANDERS-RIVERA

STATE OF CALIFORNIA)

COUNTY OF _____)

see attached

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JULIA M. SANDERS-RIVERA**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the _____ day of August, 2024.

NOTARY PUBLIC

My commission expires:

WELLS
FARGO

All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 8-7-2024 before me, Antonio Chagolla (here insert name and title of the officer),

personally appeared Julia - M. Sanders - Rivera

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand
and official seal.

Signature Antonio Chagolla

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Joint with Right of Survivorship Warranty Deed

Document Date 8-7-2024

Number of Pages 2

Signer(s) Other Than Named Above _____

Account Number (if applicable) _____



F001-000DSG5350CA-01

IN WITNESS WHEREOF, said Grantor, **MILDRED A. ALLEN**, as **Personal Representative** of the **ESTATE OF JAMES EDWARD SANDERS**, deceased, **Shelby County Probate Case No. PR-2024-000859**, has hereunto set her hand and seal this the 6th day of August, 2024.

Mildred Allen as PR

MILDRED A. ALLEN, as **Personal Representative** of the **ESTATE OF JAMES EDWARD SANDERS**, deceased, **Shelby County Probate Case No. PR-2024-000859**,

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

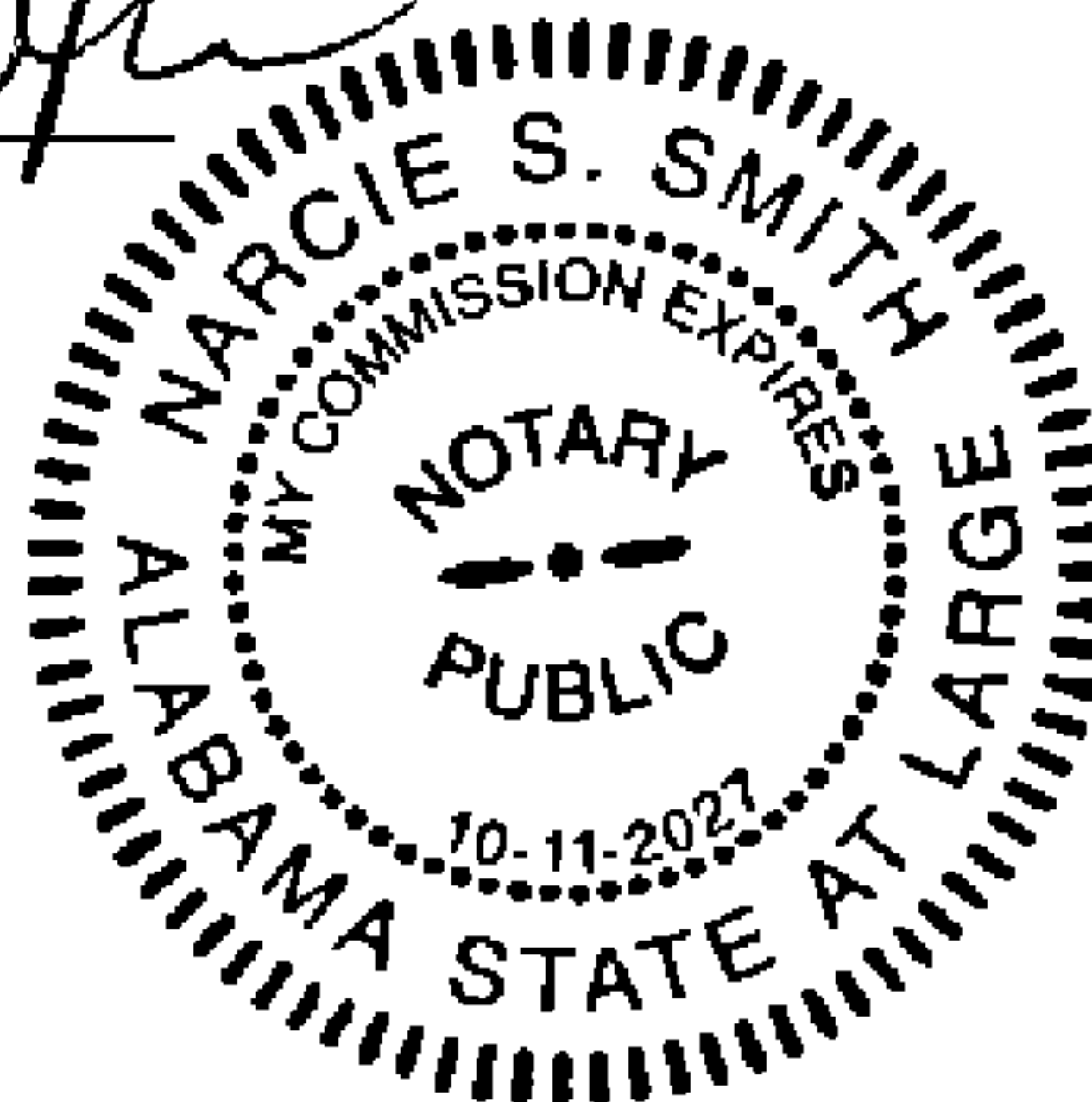
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that , **MILDRED A. ALLEN**, as **Personal Representative of the ESTATE OF JAMES EDWARD SANDERS**, deceased, **Shelby County Probate Case No. PR-2024-000859**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as said Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of August, 2024.

Narcie S. Smith

NOTARY PUBLIC

My commission expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	ESTATE OF JAMES EDWARD SANDERS and JULIA M. SANDERS-RIVERA	Grantee's Name	JOHN VINCENT FRESCINO and VALERIA FRESCINO
Mailing Address	148 GRANDE VIEW LANE MAYLENE, AL 35114	Mailing Address	148 GRANDE VIEW LANE MAYLENE, AL 35114
Property Address	148 GRANDE VIEW LANE MAYLENE, AL 35114	Date of Sale	August 8, 2024
		Total Purchase Price	\$320,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☐ Other
☒ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date **August 8, 2024**

Print **Malcolm S. McLeod**

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2024 02:32:36 PM
\$41.00 PAYGE
20240809000248730**

Allen S. Bayl