



20240809000248780 1/3 \$215.50  
Shelby Cnty Judge of Probate, AL  
08/09/2024 02:41:07 PM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

Robert M. Rosenberg, Esq.  
**RMR FIRM, PLLC**  
2471 Robert Lane  
Birmingham, Alabama 35243

**SEND TAX NOTICE TO:**

Sarris Properties, LLC  
709 Meadow Ridge Court  
Birmingham, Alabama 35242

**PERSONAL REPRESENTATIVE'S D E E D**

**STATE OF ALABAMA        )**

**COUNTY OF JEFFERSON )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration paid by the **GRANTEE** herein, the undersigned grantor, **SAMUEL PAUL CONTORNO**, in his capacity as Co-Personal Representative and Beneficiary of the Estate of Paul Anthony Contorno as probated in the Probate Court of Shelby County, Alabama, Case No. PR-2024-000926 and with the general authority to execute conveyances ("**GRANTOR**"), does grant, bargain, sell and convey unto **SARRIS PROPERTIES, LLC** (hereinafter referred to as the "**GRANTEE**") an undivided one-half (1/2) interest in its "AS-IS" condition in and to the following described real estate situated in Shelby County, Alabama, (hereinafter referred to as the "**PROPERTY**"), to-wit:

Lot 75, according to the Survey of Meadow Brook Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** All easements, restrictions, building lines, rights-of-way and recordings of record, current taxes and all mineral and mining rights of record.

**TO HAVE AND TO HOLD** to the said **GRANTEE**, its successors and assigns forever.

That Paul Anthony Contorno's Last Will and Testament dated March 18, 2016, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2024-000926. Said Court issued Letters Testamentary to the Co-Personal Representatives on August 2, 2024.

This conveyance is of the undivided one-half interest in and to the Property owned by Paul A. Contorno as a tenant in common with his wife, Virginia Plaia Contorno, by virtue of that certain Warranty Deed, dated April 29, 1998, and recorded in Instrument #1998-16758 in the Office of the Judge of Probate of Shelby County, Alabama.

This instrument is executed by the **GRANTOR** solely in his representative capacity named herein and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the **GRANTOR** in his individual capacity, and the liability of the **GRANTOR** is expressly limited to his representative capacity named herein.

Shelby County, AL 08/09/2024  
State of Alabama  
Deed Tax: \$187.50



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IN WITNESS WHEREOF, the said GRANTOR hereto sets his signature this the 6th day of August, 2024.

WITNESS:

GRANTOR:

ESTATE OF PAUL ANTHONY CONTORNO

Jenny Contorno

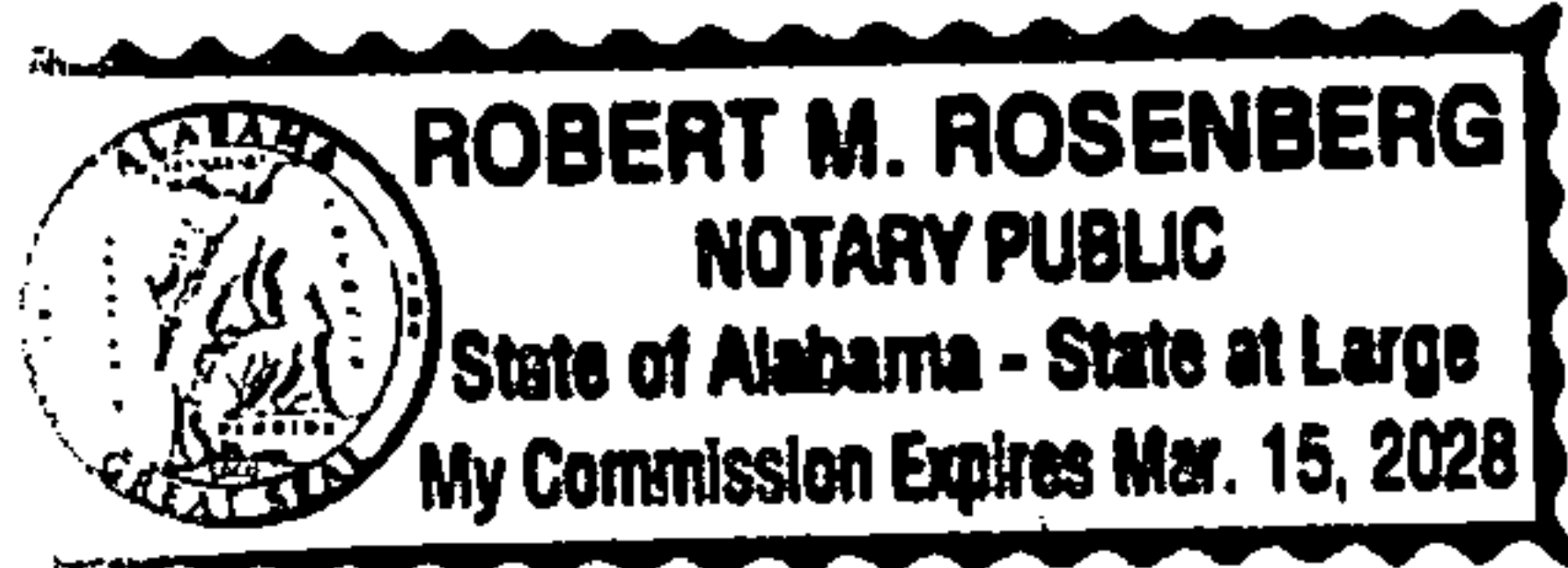
BY: Samuel Paul Contorno  
Samuel Paul Contorno, its Co-Personal Representative

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public duly commissioned in and for the County and State aforesaid, hereby certify that SAMUEL PAUL CONTORNO in his capacity as Co-Personal Representative of the Estate of Paul Anthony Contorno 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 conveyance, he executed same voluntarily for and as the free act and deed of the Estate of Paul Anthony Contorno on the day same bears date.

Given under my hand and official seal this 6th day of August, 2024.



Robert M. Rosenberg  
NOTARY PUBLIC

My Commission expires: March 15, 2028





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## Real Estate Sales Validation Form

Grantor's Name: Samuel Paul Contorno in  
his capacity as Co-Personal  
Representative of the Estate of  
Paul Anthony Contorno

Grantees' Name: Sarris Properties, LLC

Mailing Address:  
3591 Brook Highland Drive  
Tuscaloosa, Alabama 35406

Mailing Address:  
709 Meadow Ridge Court  
Birmingham, Alabama 35242

Property Address:  
4946 Meadow Brook Way  
Birmingham, Alabama 35242

Date of Sale: August 6, 2024  
Total Purchase Price: \$187,500.00  
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:

☐ 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 evidence 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).

Date: August 6, 2024  
Unattested

Print: Samuel Paul Contorno

Sign: Samuel Paul Contorno

(verified by)

(Grantor/Grantee/Owner/Agent) circle one Form RT-1