

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
Scott Sabo and Rachel Sabo
2400 Violet Circle
Birmingham, AL 35242

GENERAL WARRANTY DEED
With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of NINE HUNDRED NINETY NINE THOUSAND AND 00/100 (\$999,000.00), and other good and valuable consideration in hand paid to Laura F. Jolley, Personal Representative of The Estate of Earl D. Ridolphi, Jr., Shelby County Probate Case No. PR-2023-000463 (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Scott Sabo and Rachel Sabo, a married couple, (hereinafter referred to as "Grantees"), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantees, for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Property 1:
Parcel ID 22-2-09-0-000-008.001

Parcel 1

Commence at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Easterly along the North line of said 1/4-1/4 a distance of 270.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 1,059.79 feet to the Northeast corner of said NW 1/4 of the SE 1/4 thence turn 87°22'51" right and run Southerly a distance of 667.82 feet to a point; thence turn 93°17'58" right and run Westerly a distance of 1,063.31 feet to a point; thence turn 86°57'04" right and run Northerly a distance of 655.06 feet to the point of beginning, in Shelby County, Alabama.

Parcel 2

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; thence Northerly along the East line of said Quarter 666.36 feet to a point; thence 86° 46' left and Westerly 981.04 feet to the point of beginning of the property being described; thence continue along last described course 324.94 feet to a point; thence 93° 03' left Southerly 667.02 feet to a point; thence 86° 59' left and Easterly 327.07 feet to a point; thence 93° 12' left and run Northerly 666.93 feet to the point of beginning, in Shelby County, Alabama.

Source of Title: Instrument 20060629000314120.

Property 2:
Parcel ID 22-2-09-0-000-010.000

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY

COUNTY, ALABAMA, SAID POINT BEING A FOUND 1-1/2" CAPPED PIPE; THENCE RUN N 00°24'06" W ALONG THE EAST LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 666.20 FEET TO A FOUND 1" IRON BAR; THENCE LEAVING SAID 1/4-1/4 LINE, RUN N 87°08'01" W FOR A DISTANCE OF 980.75 FEET TO A FOUND 5/8" REBAR; THENCE RUN S 00°23'46" E FOR A DISTANCE OF 666.97 FEET TO A FOUND 5/8" REBAR; THENCE RUN N 87°08'50" W FOR A DISTANCE OF 320.99 FEET TO A FOUND 1/2" REBAR; THENCE RUN S 01°10'10" W FOR A DISTANCE OF 178.59 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309" ON THE NORTHERLY RIGHT OF WAY OF CAMP BRANCH CIRCLE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, S 81°20'20" E FOR A DISTANCE OF 405.21 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309", SAID POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 310.88 FEET, A DELTA ANGLE OF 21°00'56", A CHORD DISTANCE OF 113.39 FEET, AND A CHORD BEARING OF N88°09'12" E; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 114.03 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309", SAID POINT BEGINNING A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 119.06 FEET, A DELTA ANGLE OF 58°04'04", A CHORD DISTANCE OF 115.57 FEET, AND A CHORD BEARING OF S 73°19'14" E; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 120.67 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309", SAID POINT BEGINNING A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 73.05 FEET, A DELTA ANGLE OF 75°50'56", A CHORD DISTANCE OF 89.80, AND A CHORD BEARING OF S 06°21'44" E; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 96.71 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE LEAVING SAID RIGHT OF WAY, RUN S 76°18'54" E FOR A DISTANCE OF 420.93 FEET TO A FOUND 3/8" IRON BAR; THENCE RUN N 33°28'06" E FOR A DISTANCE OF 471.92 FEET TO THE POINT OF BEGINNING. Less and Except any portion of the subject property lying within a paved unnamed county road.

Source of Title: Deed Book 272, Page 908

Property 3:

Parcel ID 22-2-09-0-000-003.001

The South Half of the SW 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama.

Source of Title: Instrument 20070412000170400

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$849,150.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

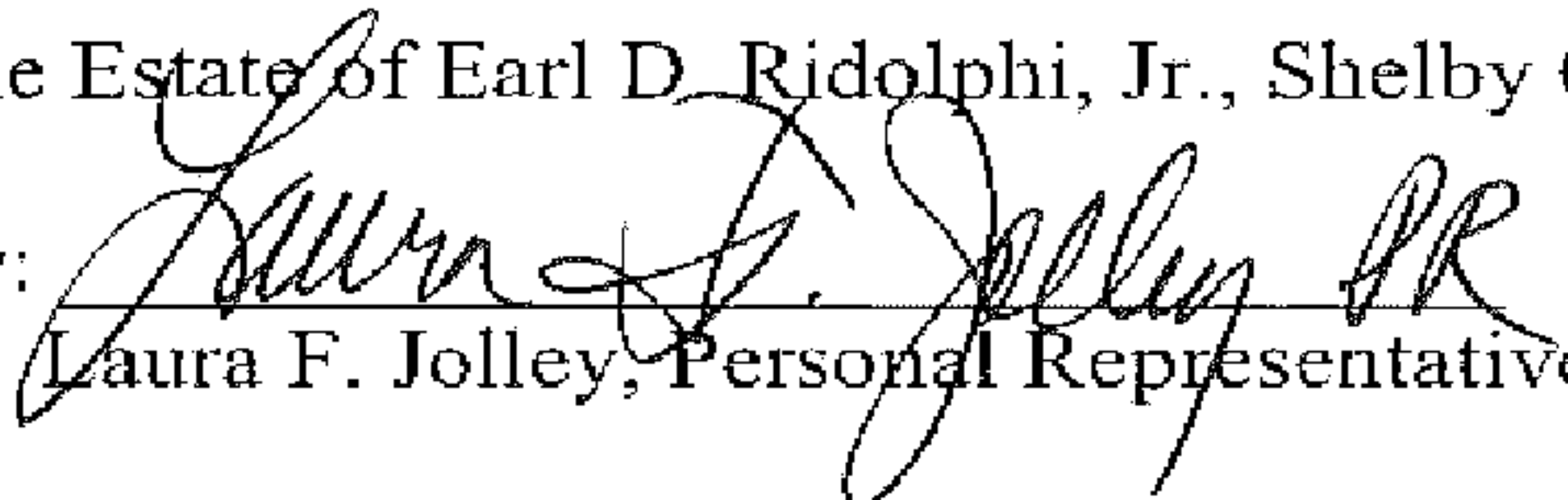
TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantees, Grantee's heirs and assigns, that the Grantor(s) is seized of an

indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantees, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on the date stated in the notary acknowledgement, the same to be effective as of the 15th day of October, 2024.

The Estate of Earl D. Ridolphi, Jr., Shelby County Probate Case No. PR-2023-000463

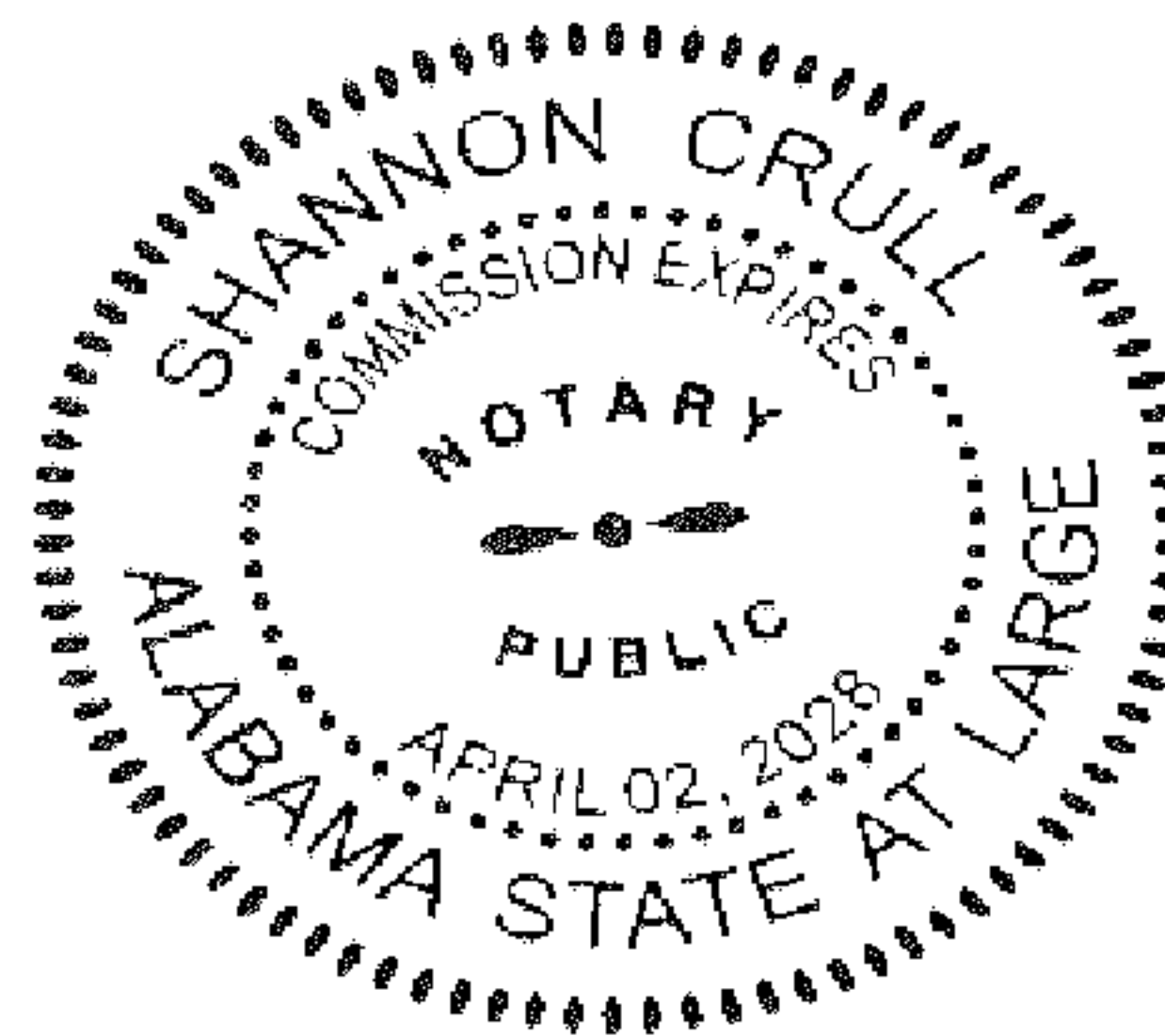
By: 
Laura F. Jolley, Personal Representative

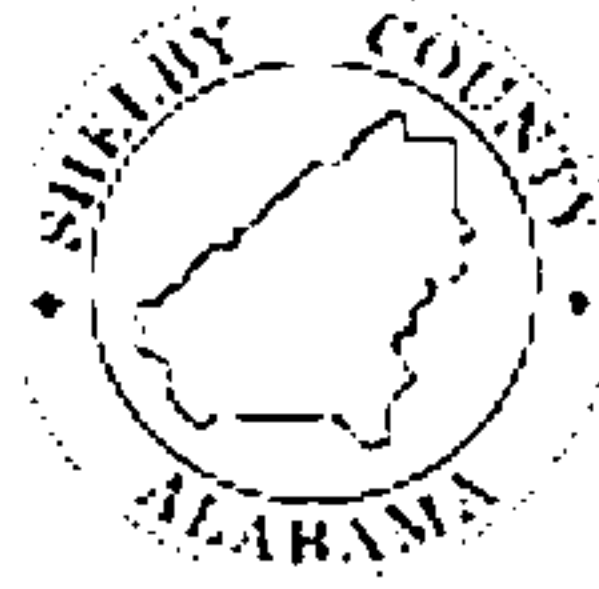
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Laura F. Jolley, Personal Representative of The Estate of Earl D. Ridolphi, Jr., Shelby County Probate Case No. PR-2023-000463 whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of October, 2024.


Notary Public
My Commission Expires: 4/2/28





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/21/2024 12:41:38 PM
 \$181.00 CHARITY
 20241021000329390

Ann S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Laura F. Jolley, Personal Representative of The
Estate of Earl D. Ridolphi, Jr., Shelby County Probate Case No.
PR-2023-000463

Grantee's Name Scott Sabo and Rachel Sabo

Mailing Address 116 Dixon Ave.
Bham, AL 35209

Mailing Address 2400 Violet Circle
Bham, AL 35242

Property Address 3 parcels on Timber Lane
Alabaster, AL 35007

Date of Sale 10/18/2024

Total Purchase Price \$899,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other: _____

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 10/18/24

Print Shannon Crull

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one