

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Moises Cellitti
614 Cahaba Manor Ln.
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **One Hundred Twenty-Five Thousand and no/100 Dollars (\$125,000.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Ellen J. Jones, an unmarried woman, as heir and as Personal Representative of the Estate of Mary Voncille Jones, deceased, Probate Case No. PR-2023-000443, Shelby County, Alabama, along with Mary Beth Smith and Sandra Ducic, both unmarried women, as heirs of the Estate of Mary Voncille Jones, deceased, Probate Case No. PR-2023-000443, Shelby County, Alabama,** herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Moises Cellitti**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

See attached Exhibit "A".

\$85,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

Mary Voncille Jones was one and the same person as Voncille Carroll Jones and Voncille C. Jones.

Voncille C. Jones was the surviving grantee in that certain deed recorded in Book 309, Page 327 in said Probate Office, Ralph L. Jones having died on or about the 18th day of April, 1999.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my

(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

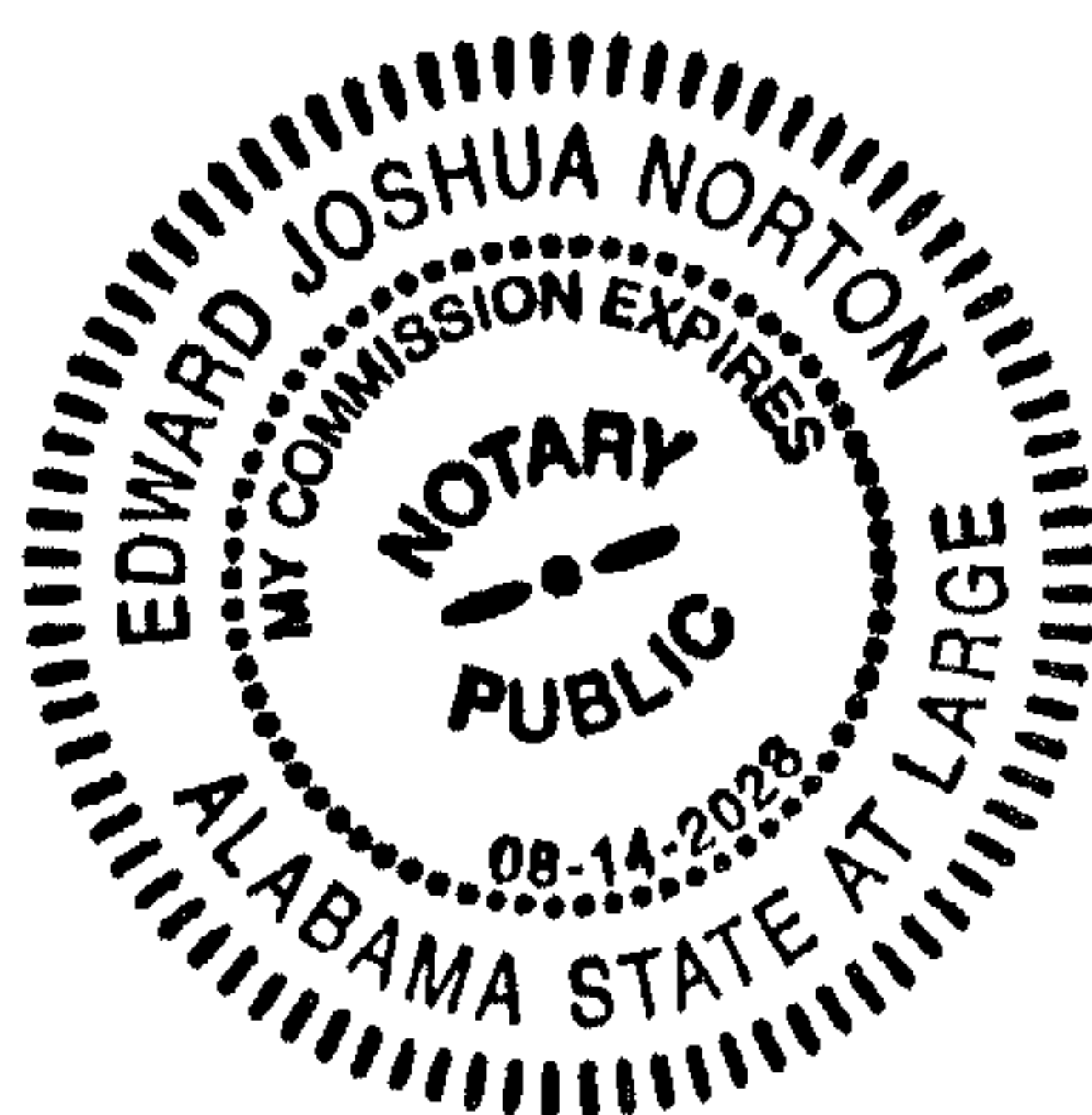
IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 23rd day of July, 2025.

Ellen J. Jones, as Personal Representative and individual
(SEAL)
**Ellen J. Jones, as heir and as Personal
Representative of the Estate of Mary Voncille
Jones, deceased, Probate Case No. PR-2023-000443,
Shelby County, Alabama**

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ellen J. Jones, as heir and as Personal Representative of the Estate of Mary Voncille Jones, deceased, Probate Case No. PR-2023-000443, Shelby County, Alabama**, 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 conveyance, she, individually and in her capacity as Personal Representative, executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and official seal this 23rd day of July, 2025.

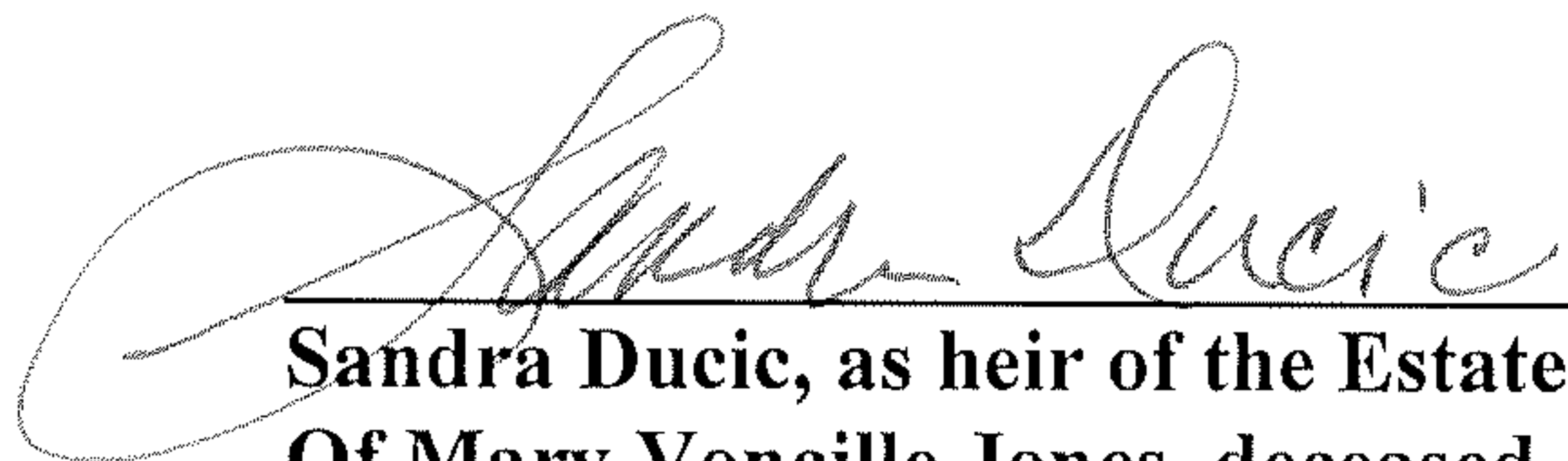


[Signature]
Notary Public
My commission expires: 8/14/2028

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 23rd day of July, 2025.



**Mary Beth Smith, as heir of the
Estate of Mary Voncille Jones, deceased,
Probate Case No. PR-2023-000443,
Shelby County, Alabama**


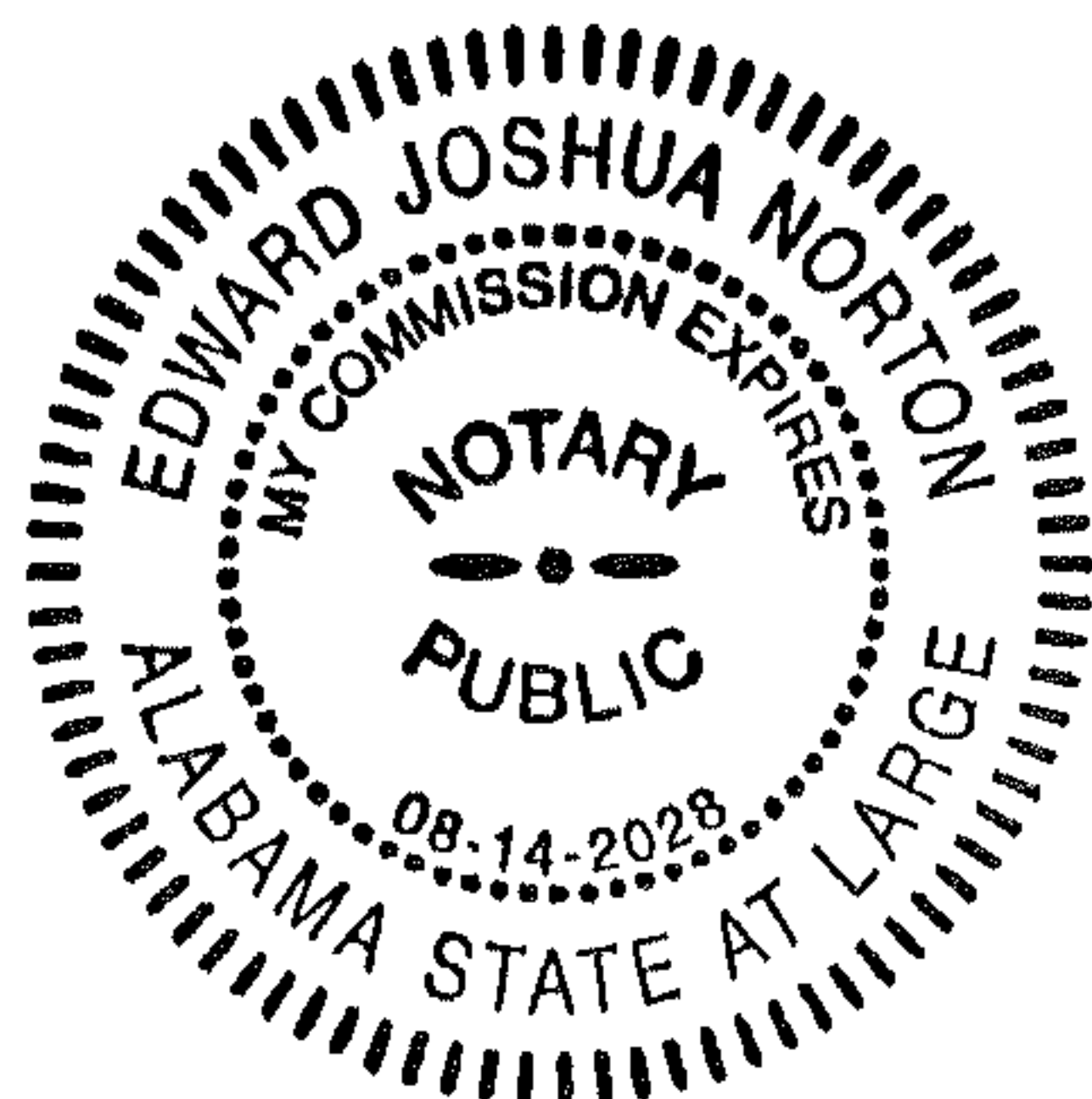


**Sandra Ducic, as heir of the Estate
Of Mary Voncille Jones, deceased,
Probate Case No. PR-2023-000443,
Shelby County, Alabama**

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary Beth Smith and Sandra Ducic, as heirs of the Estate of Mary Voncille Jones, deceased, Probate Case No. PR-2023-000443, Shelby County, Alabama**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in her capacities as heirs, executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 23rd day of July, 2025.



Notary Public

My commission expires: 8/14/2028

Poor Quality

SCHEDULE C

The land referred to in this Commitment is described as follows:

A parcel of land situated in the North half of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and the North half of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 34, Twp. 20 South, Range 3 West, more particularly described as follows: Commence at the SE corner of the North half of the SW $\frac{1}{4}$ of said Section, Township and Range; thence in a Westerly direction along the South line of said North half a distance of 79.59 feet; thence 98 deg. 38' 14" right, in a Northeasterly direction, a distance of 88.67 feet to the SW corner of Lot 1, Block 2 of MOUNTAIN VIEW ESTATES, as recorded in Map Book 4, Page 19, in the Office of the Judge of Probate in Shelby County, Alabama; thence 74 deg. 00' 34" right in a Northeasterly direction along the Southeasterly line of said subdivision a distance of 545.25 feet to the SW corner of Lot 6 of said block of said subdivision thence 3 deg. 37' left, along the Southeasterly line of said subdivision a distance of 490.35 feet to the Southeast corner of Lot 10 of said block of said subdivision; thence 80 deg. 11' left, in a Northerly direction, along the East line of said lot of said subdivision, a distance of 202.97 feet to the South right-of-way line of Highway 44; thence 80 deg. 11' right, along said line of said highway a distance of 25.37 feet; thence 90 deg. 49' right in a Southerly direction to an intersection with the South line of said North half; thence 91 deg. 30' right, along said line of said North half a distance of 990 feet, more or less to the point of beginning. Situated in Shelby County, Alabama.

Commonly known as 1998 1st Ave W., Alabaster, AL 35007

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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 Mary Voncille Jones, deceased, Probate Case No. PR-2023-000443, Shelby County, Alabama	Grantee's Name	Moises Cellitti
Mailing Address	<u>901 10th STREET SW</u> <u>, AL ALABASTER, AL 35007</u>	Mailing Address	<u>614 Cahaba Manor Lane</u> <u>Pelham</u> <u>, AL 35124</u>
Property Address	<u>1998 1st Avenue W</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>July 23, 2025</u>
		Total Purchase Price	<u>\$125,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 July 23, 2025

Print Estate of Mary Voncille Jones, deceased, Probate
Case No. PR-2023-000443, Shelby County,
Alabama

Unattested

Sign

Ellen J. Jones as personal
representative
Grantor

Form RT-1

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2025 01:14:57 PM
\$167.00 BRITTANI
20250723000223720

Allen S. Bayl