



20250904000271820 1/4 \$35.00
Shelby Cnty Judge of Probate, AL
09/04/2025 11:23:48 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East Suite 160 Birmingham, AL 35223	Send Tax Notice To: Vincent Edward Kortbawi Jodi Elizabeth Lisenby Kortbawi 148 Grande View Lane Maylene, AL 35114
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STATE OF ALABAMA)

COUNTY OF SHELBY)

**GENERAL WARRANTY DEED AS JOINT
TENANTS WITH RIGHTS OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **John Vincent Frescino and Valeria Frescino, Married to each other** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Vincent Edward Kortbawi and Jodi Elizabeth Lisenby Kortbawi** (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, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Legal Description attached hereto and made a part hereof.

Subject To:

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.

Existing covenants and restrictions, easements, building lines and limitations of record.

Jodi Lisenby is one and the same as Jodi Elizabeth Lisenby Kortbawi.

\$344,600.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the 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, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said real estate; and that GRANTOR will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 09/04/2025
State of Alabama
Deed Tax: \$4.00



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IN WITNESS WHEREOF, they have hereunto set their hands and seals, this 18 day of July, 2025.

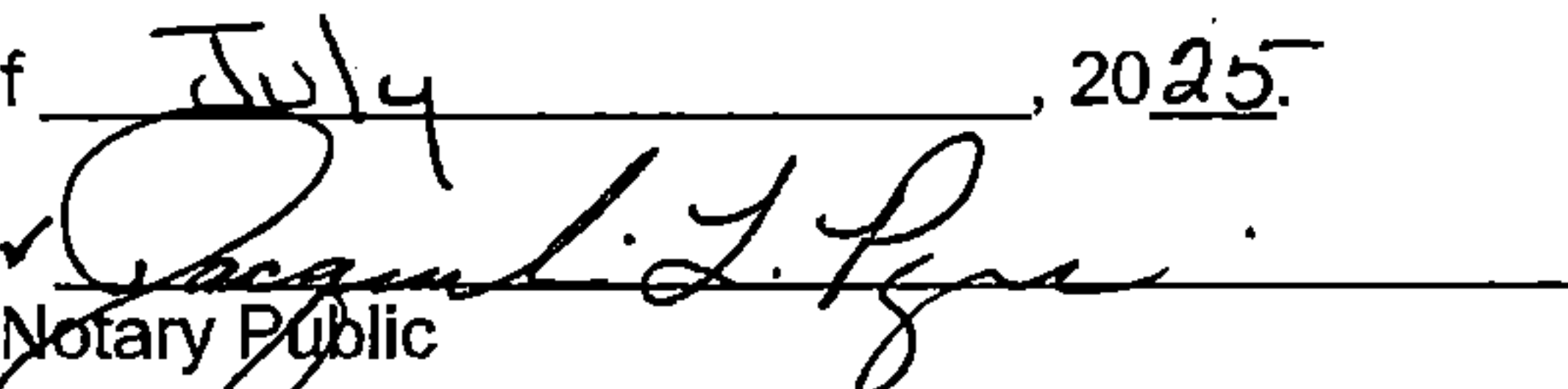
X 
John Vincent Frescino

X 
Valeria Frescino

✓ THE STATE OF SC }
Spartanburg COUNTY.

I, the undersigned, Jacqueline L. Page, a Notary Public, in and for said State South Carolina, hereby certify that John Vincent Frescino whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

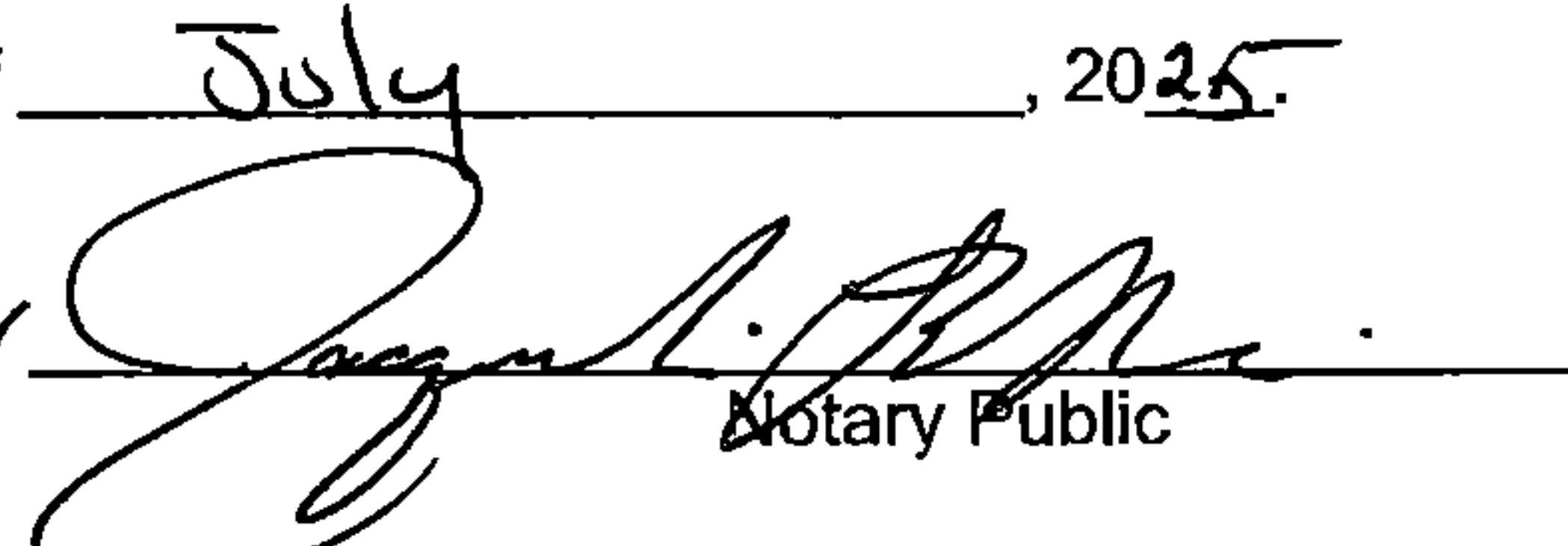
Given under my hand and official seal this the 18 day of July, 2025.

✓ 
Notary Public

✓ THE STATE OF SC }
Spartanburg COUNTY.

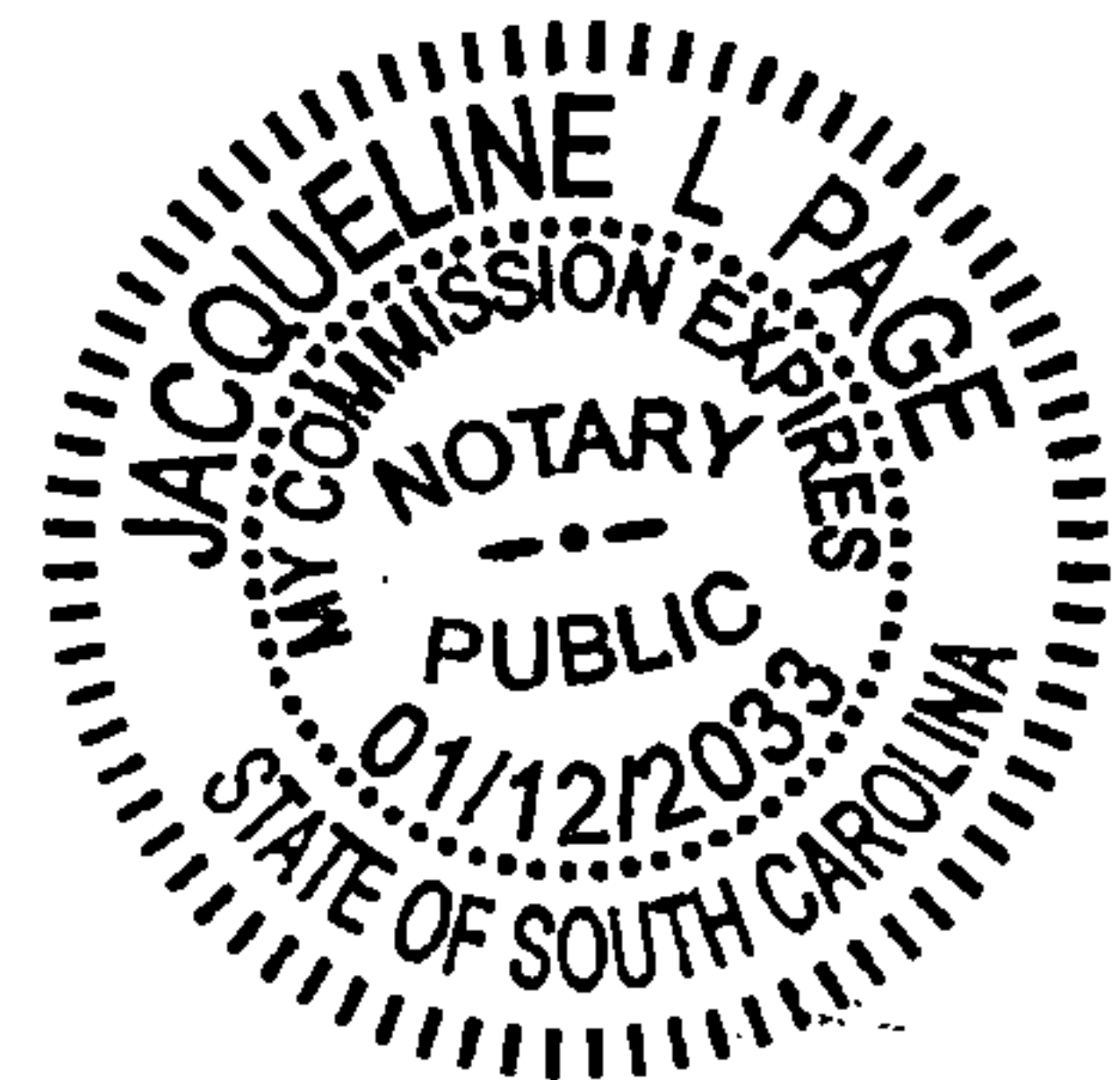
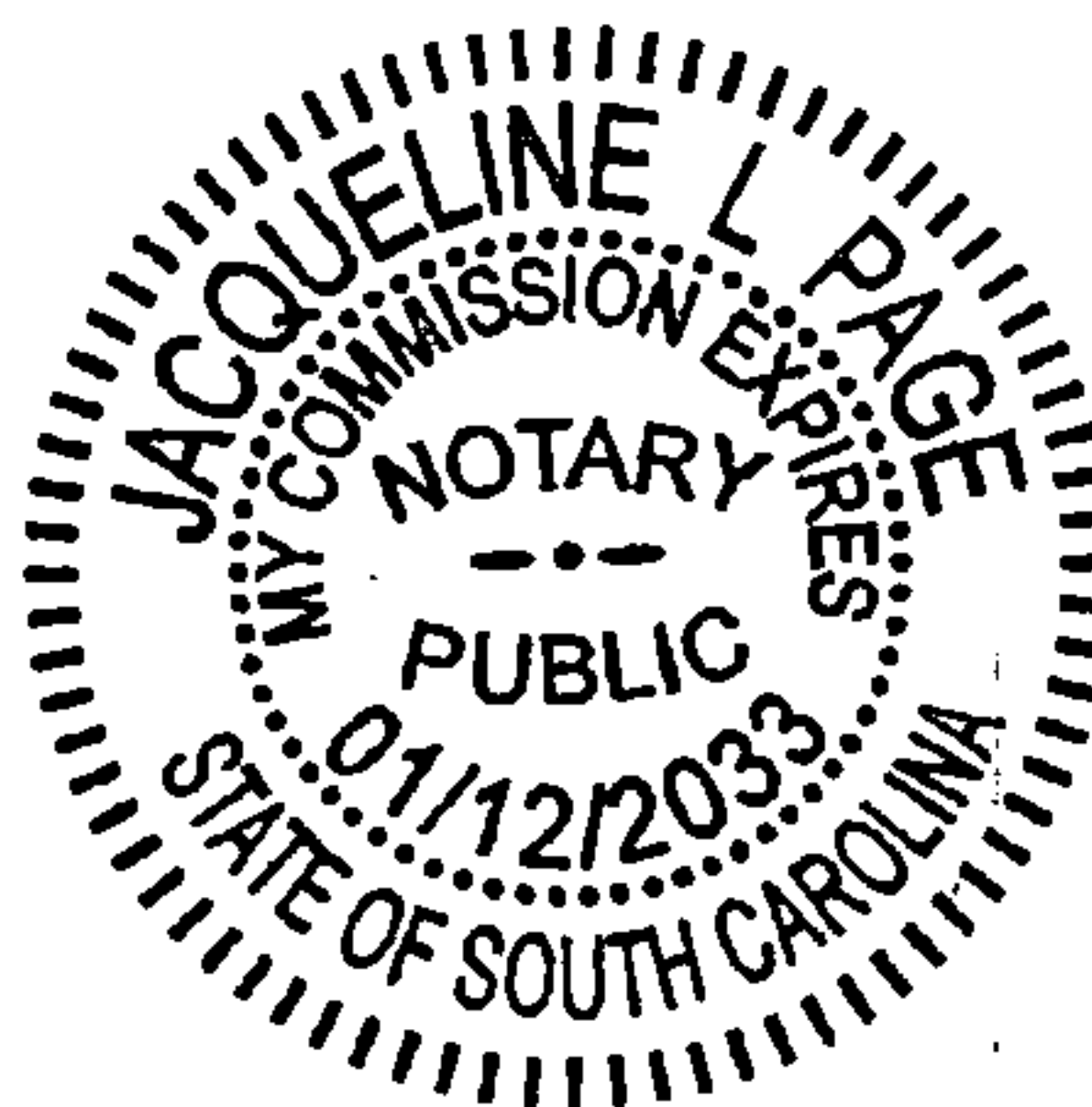
I, the undersigned, Jacqueline L. Page, a Notary Public, in and for said State South Carolina, hereby certify that Valeria Frescino whose names is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of July, 2025.

✓ 
Notary Public

MR-SR-793369

This instrument was prepared by:
Joan M. Brady
449 Taft Avenue
Glen Ellyn, IL 60137





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LEGAL DESCRIPTION

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.

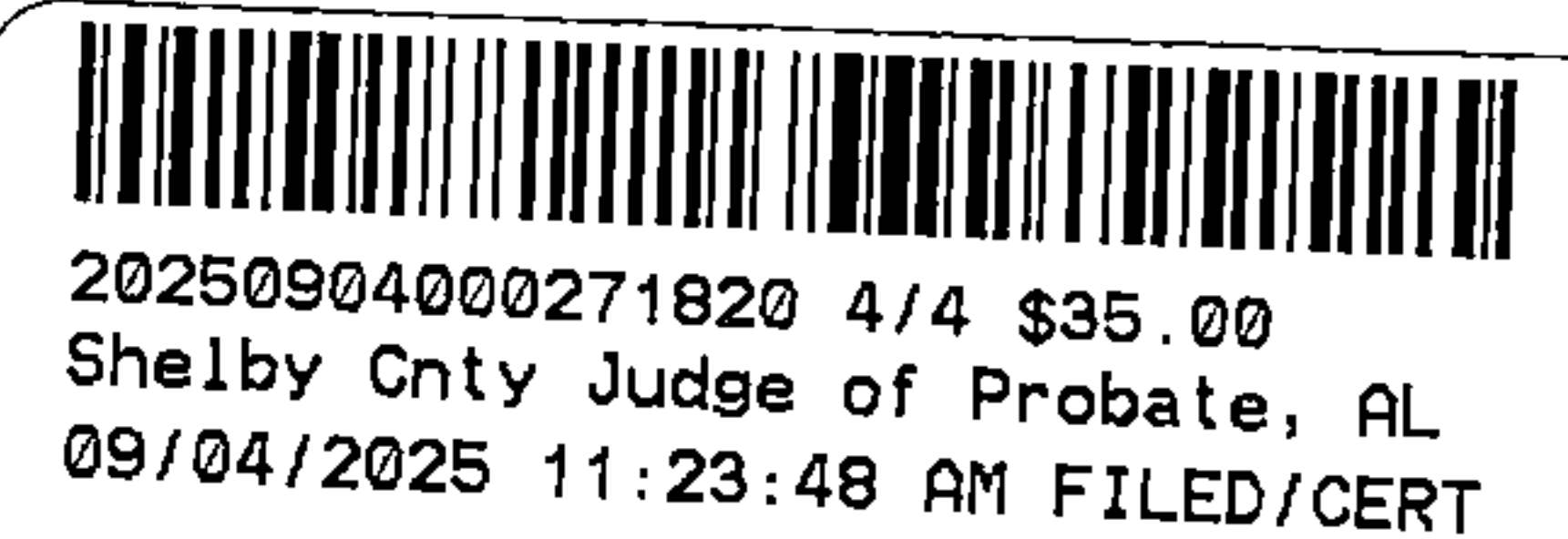
Real Estate Sales Validation Form

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

Grantor's Name	John Vincent Frescino and Valeria Frescino	Grantee's Name	Vincent Edward Kortbawi Jodi Elizabeth Lisenby Kortbawi
Mailing Address	X 1021 Yearling Way X Roebuck, SC 29376	Mailing Address	148 Grande View Lane Maylene, AL 35114
Property Address	148 Grande View Lane Maylene, AL 35114	Date of Sale	August 25, 2025
		Total Purchase Price	\$348,500.00
		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: (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	Settlement Date	Print	X John Vincent Frescino
	Unattested	Sign	X John Vincent Frescino
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one