

20121218000482980 1/5 \$53.00
Shelby Cnty Judge of Probate, AL
12/18/2012 09:50:04 AM FILED/CERT

1218-5
STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that W. CARTER RALPH and KAMI S. RALPH, husband and wife, hereinafter called the Grantors, whose address is 4833 Old Leeds Road, Mountain Brook, Alabama 35213, for and in consideration of the sum of One Hundred Forty Four Thousand and No/100 Dollars (\$144,000.00) cash and other good and valuable consideration to said Grantors in hand paid by GINA M. SCALDAFERRI, hereinafter called the Grantee, receipt of which is hereby acknowledged, do hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY unto said Grantee all that certain real property located at 1330 Old Cahaba Cove, Helena, Alabama 35080 in Shelby County, Alabama, described as follows, to wit:

Lot 1012, according to the survey of Old Cahaba 10th Sector, as recorded in Map Book 26, Page 112, in the Probate Office of Shelby County, Alabama. \$115,200.00 of the Purchase Price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.
EXCEPT, HOWEVER, such of the oil, gas and other minerals, in, on and under said property and rights in connection therewith which are not owned by the Grantors herein, having been heretofore reserved by or conveyed to others by instruments recorded in said records.

TOGETHER WITH all and singular the rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, and to the heirs, personal representatives, successors and assigns of Grantee, FOREVER.

Shelby County, AL 12/18/2012
State of Alabama
Deed Tax: \$29.00

WCR
KSR



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The conveyance of the above described property and all covenants and warranties of the Grantors hereunder (whether express, implied or statutory) is made subject to the following:

1. Lien of taxes hereafter falling due.
2. Such state of facts as shown on subdivision plat recorded in Plat Book 26, Page 112.
3. Subject to Covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 2000-05491 in the Probate Office of Shelby County, Alabama.
4. 10' building line to the front as shown on recorded Map Book 26, Page 112.
5. 5' easement to the southerly side of lot as shown on recorded Map Book 26, Page 112.
6. 10' easement to the rear of lot as shown on recorded Map Book 26, Page 112.
7. All restrictive covenants and easements of record in the Office of the Judge of Probate of Shelby County, Alabama.

All recording references are to the Probate Court of Shelby County, Alabama.

And except as provided above, the Grantors, for themselves and for their heirs and personal representatives, hereby covenant to and with the said Grantee, and the heirs and assigns of said Grantee, that Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors are in peaceful possession thereof and have a perfect right to sell and convey the same; that the same is free from all encumbrances; and that Grantors will forever warrant and defend the title to and possession of said property unto the said Grantee and the successors and assigns of said Grantee, against the lawful claims of all persons whomsoever.

WCR
KSR



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IN WITNESS WHEREOF the Grantors have caused their names to be hereunto
affixed on this the 20 day of NOVEMBER, 2012.

W. Carter Ralph
W. CARTER RALPH

Kami S. Ralph
KAMI S. RALPH

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. Carter Ralph, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of NOV, 2012.



W. Carter Ralph
NOTARY PUBLIC
My commission expires: 4/6/2014

STATE OF ALABAMA

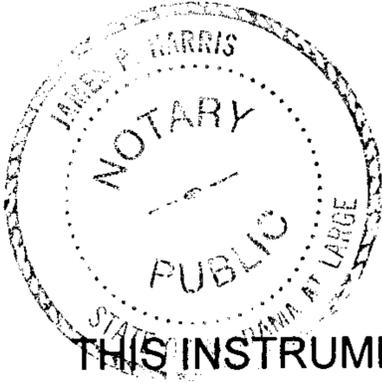
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kami S. Ralph, 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 executed the same voluntarily on the day the same bears date.



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Given under my hand and official seal this the 20th day of NOV,
2012.



[Signature]
NOTARY PUBLIC
My commission expires: 4/6/2014

THIS INSTRUMENT PREPARED BY:

ANDREW L. SMITH, ESQ.
Partridge, Smith, P.C.
P. O. Box 81429
Mobile, Alabama 36689
251-338-0566

GRANTEE'S ADDRESS:

1330 Old Cahaba Avenue
Helena, AL 35080

wcr
KGR

Real Estate Sales Validation Form

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

Grantor's Name	W. Carter Ralph Kami S. Ralph	Grantee's Name	Gina M. Scaldaferri
Mailing Address	<u>4833 Old Leeds Rd</u> <u>Birmingham, AL 35213</u>	Mailing Address	<u>1330 Old Cahaba Cove</u> <u>Helena, Alabama 35080</u>
Property Address	<u>1330 Old Cahaba Cove</u> <u>Helena, Alabama 35080</u>	Date of Sale	<u>November 20, 2012</u>
		Total Purchase Price	<u>\$115,200.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 November 20, 2012

Unattested

(verified by)

W. Carter Ralph
Print Kami Ralph

Sign W. Carter Ralph
(Grantor/Grantee/Owner/Agent)*circle one

Kami S Ralph