

WARRANTY DEED

State of Alabama
Shelby County

Send Tax Notice to: Scott S Gornati
108 Carter Lane, Alabaster, AL 35007

Know all men by these presents:

That in consideration of One Hundred Five Thousand and No/100 Dollars (\$105,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Tara M Rankin, a Single person, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Scott S Gornati (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in the Northwest quarter of the Southeast quarter in Section 14, township 21 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Commence at the Southwest corner of the Northwest quarter of the Southeast quarter of said Section 14; thence go in an Easterly direction along a fence and the South line of said quarter-quarter section a distance of 243.00 feet to a nail in the center of an asphalt drive(being known as Carter Lane) said point being the point of beginning of the parcel herein described thence continue Easterly along the same course and along the said fence and quarter line a distance of 386.42 feet to a four 2 inch (O.T.) Pipe; thence left 106 degrees 58 minutes 39 seconds and go in a Northerly direction a distance of 166.50 feet to a set 1/2 inch rebar; thence left 76 degrees 05 minutes 23 seconds and go in a Westerly direction a distance of 370.31 feet to a set 1/2 inch rebar on the west edge of said asphalt drive (Carter lane) thence turn left and go in a Southerly direction along a curve concave to the Right having a central angle of 13 degrees 32 minutes and a radius of 607.06 feet for a distance of 143.39 feet to the point of beginning.

Subject to Easements, Restrictions, and Rights Of Way of Record.

\$96,153.00.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set MY hand(s) and seal(s), this 29th day of August, 2013.


Tara M Rankin

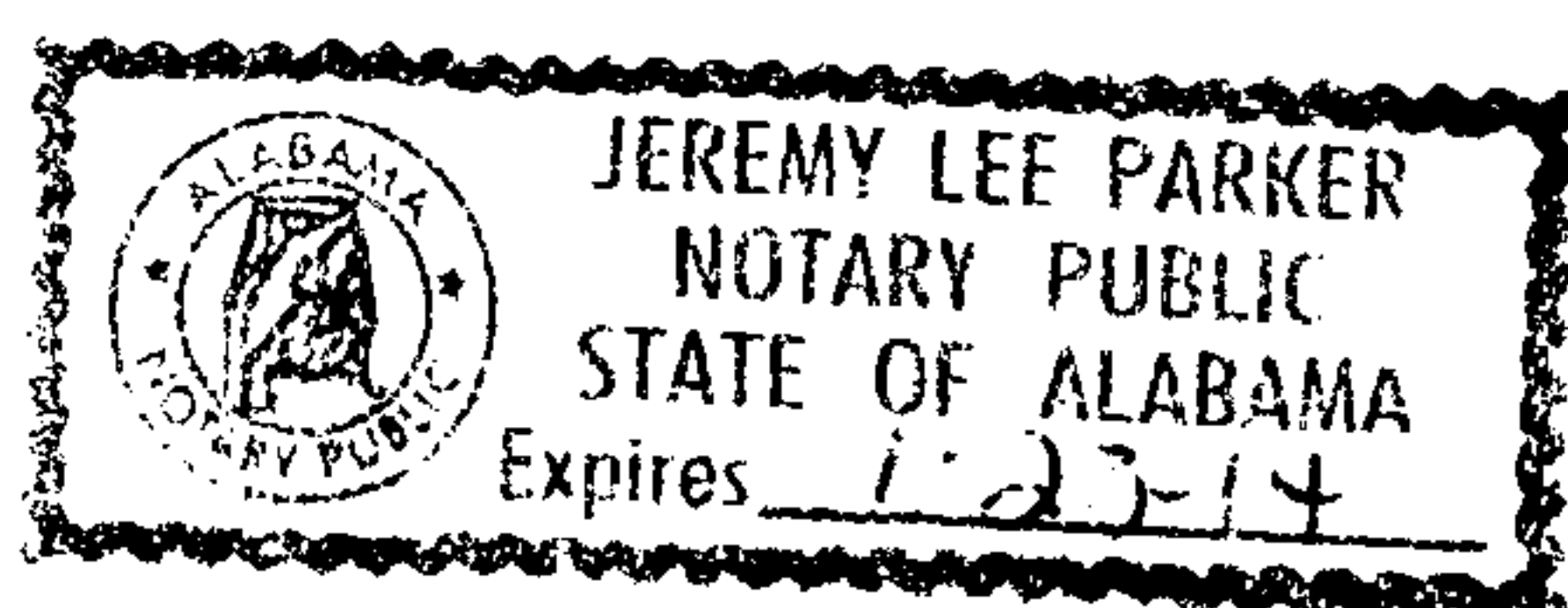
STATE OF ALABAMA

COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Tara M Rankin, a Single person, whose name(s) 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 conveyances he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, 2013.




NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC, 1560 Montgomery Hwy Ste 205, Birmingham, AL 35216

2464

Real Estate Sales Validation Form

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

Grantor's Name Tara M Rankin
Mailing Address 196 Shore Front Lane
Wilsonville AL 35186

Grantee's Name Scott S Gornati
Mailing Address 108 Carter Lane
Alabaster AL 35007

Property Address 108 Carter Lane
Alabaster AL 35007

Date of Sale 8-29-13
Total Purchase Price \$ 105,000.00

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 8/29/13

Print TARA RANKIN

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130906000363570 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
09/06/2013 12:50:46 PM FILED/CERT