

STATE OF ALABAMA

## Warranty Deed

COUNTY OF SHELBY

**Know all Men by these Presents:** That, in consideration of Seventy Nine Thousand Nine Hundred Dollars (\$79,900.00) and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **CHRISGATH, LLC** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **REBECCA WHALEY** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Helena, Shelby County, Alabama, to-wit:

Lot 2-A, according to the survey of Breckenridge Park, Royal Ridge Sector, as recorded in Map Book 23, page 96, in the Probate Office of Shelby County, Alabama.

This deed being executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Helena, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

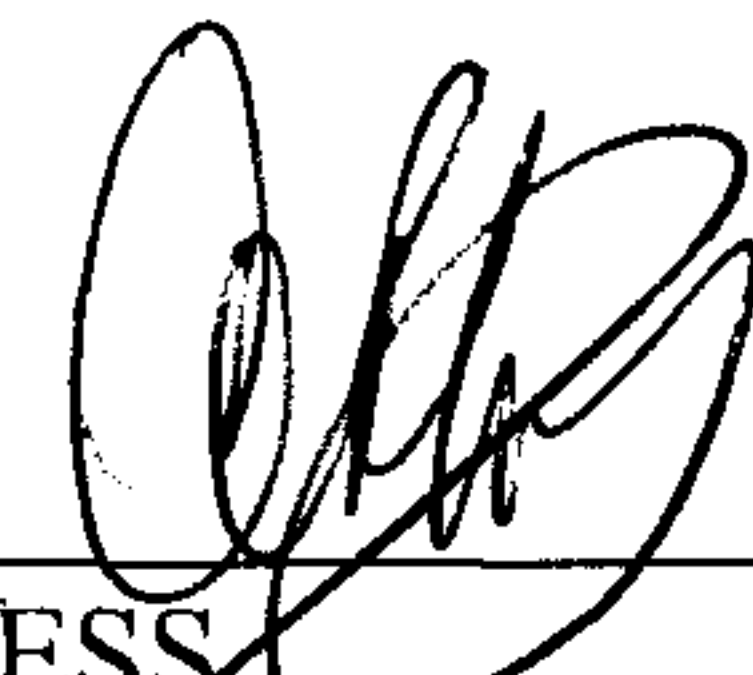
1. **Building Setback line of 25 feet reserved from Hillsboro Lane and 20 feet along the rear, as shown per plat.**
2. **Restrictions, covenants, and conditions as set out in Real 45, page 774, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
3. **Restrictions, limitations and conditions as set out in Plat Book 23, page 96, in the Probate Office of Shelby County, Alabama.**
4. **Easement(s) granted to Alabama Power Company as set out in Real 70, page 253 and Real 14, page 473, in the Probate Office.**
5. **Right(s) of Way(s) granted to Alabama Power Company, as set out in Real 69, page 447, in the Probate Office.**
6. **Agreement as shown by instrument recorded in Real 32, page 204, in Probate Office.**
7. **Access Easement as recorded in Real 24, page 361 and Real 24, page 365, in Probate Office.**
8. **All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Inst. No. 20120117000020290, in the Probate Office of Shelby County, Alabama.**

**\$ 77,503.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

**To Have and To Hold** the aforegranted premises to the said Grantee as sole owner.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantor has set its hand and seal this 3rd day of December, 2012.

  
\_\_\_\_\_  
WITNESS

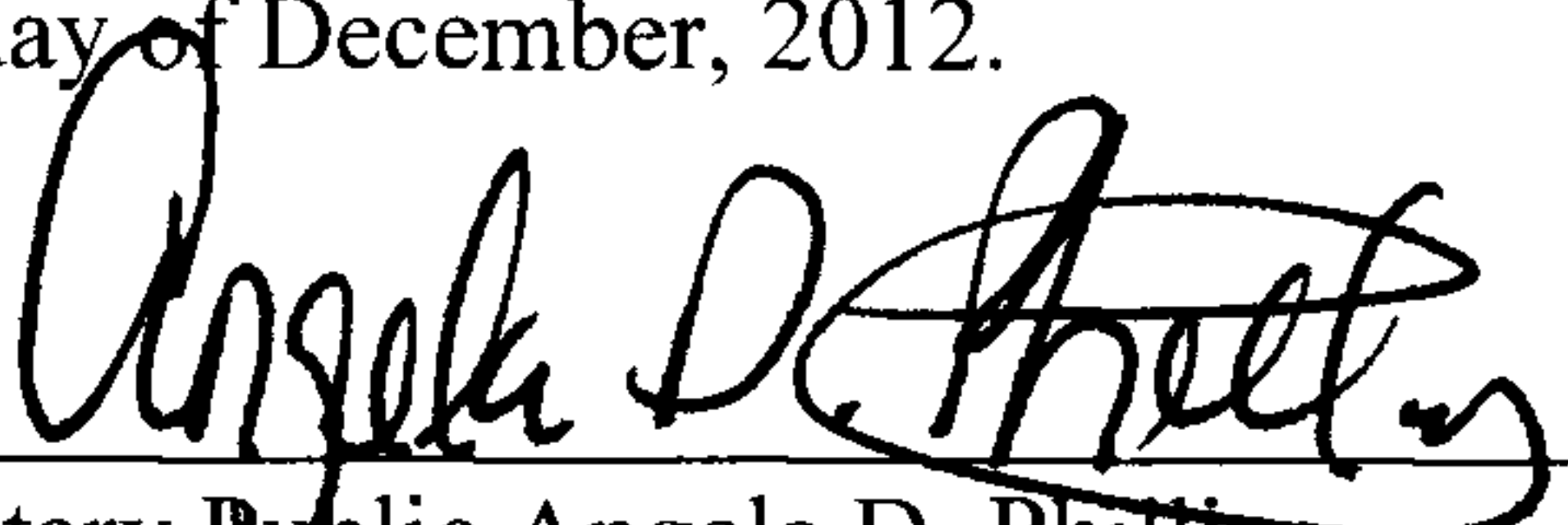
**CHRISGATH, LLC**

By:  {L.S.}  
**Christine Mwai, Managing Member**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTINE MWAI, whose name as MANAGING MEMBER of CHRISGATH, LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 3rd day of December, 2012.

  
\_\_\_\_\_  
Notary Public Angela D. Phillips  
My commission expires 01/12/2016


**SEND TAX NOTICE TO:**

Rebecca Whaley  
402 Hillsboro Lane  
Helena, AL 35080

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2012-10-2173



  
20121205000463960 2/3 \$20.50  
Shelby Cnty Judge of Probate, AL  
12/05/2012 09:13:28 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name ChrisGath, LLC  
Mailing Address 744 3rd Street NE  
Alabaster, AL 35007

Grantee's Name Rebecca Whaley  
Mailing Address 402 Hillsboro Lane  
Helena, AL 35080

Property Address 402 Hillsboro Lane  
Helena, AL 35080

Date of Sale 13/03/12  
Total Purchase Price \$ 79,900.00

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 12/3/12

Print ChrisGath, LLC


☐ Unattested

  
(verified by)

Sign

  
(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 12/05/2012  
State of Alabama  
Deed Tax: \$2.50

  
20121205000463960 3/3 \$20.50  
Shelby Cnty Judge of Probate, AL  
12/05/2012 09:13:28 AM FILED/CERT

Form RT-1