

Send tax notice to:


JOHNNY S. PERRY
218 QUAIL RIDGE ROAD
HELENA, AL, 35080

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2013259

WARRANTY DEED


20130708000275270 1/3 \$47.50
Shelby Cnty Judge of Probate, AL
07/08/2013 12:13:05 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Five Thousand and 00/100 Dollars (\$295,000.00) in hand paid to the undersigned, DOMINICK A. RACO, JR. and KIMBERLY A. RACO, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by JOHNNY S. PERRY AND LEE ANN PERRY (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 11, ACCORDING TO THE MAP OF QUAIL RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 22, PAGE 35, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

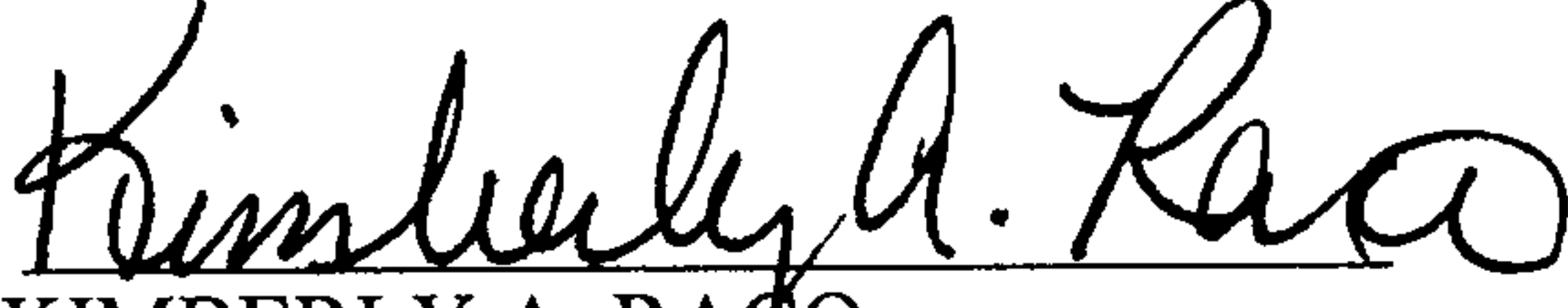
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT RECORDED IN THE PUBLIC RECORDS.
5. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND ETC.
6. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY LINE OF A PUBLIC ROAD.
7. EASEMENTS, SETBACK LINES, RIGHTS OF WAY, RESTRICTIONS, REERVATIONS, STIPULATIONS, DECLARATIONS, LIMITATIONS, COVENANTS, CONDITIONS AND MATTERS OF SURVEY.
8. RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 1997-5314 AND INSTRUMENT NUMBER 1997-19418 IN THE PROBATE OFFICE.
9. RELEASE OF DAMAGES AND COVENANT TO RUN WITH THE LAND, AS SHOWN IN INSTRUMENT NUMBER 2002-45179 IN THE PROBATE OFFICE.
10. EASEMENTS, SET BACK LINES, COVENANTS, RESTRICTIONS AND CONDITIONS AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS FOR QUAIL RIDGE SUBDIVISION.

\$265,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 7th day of June, 2013.

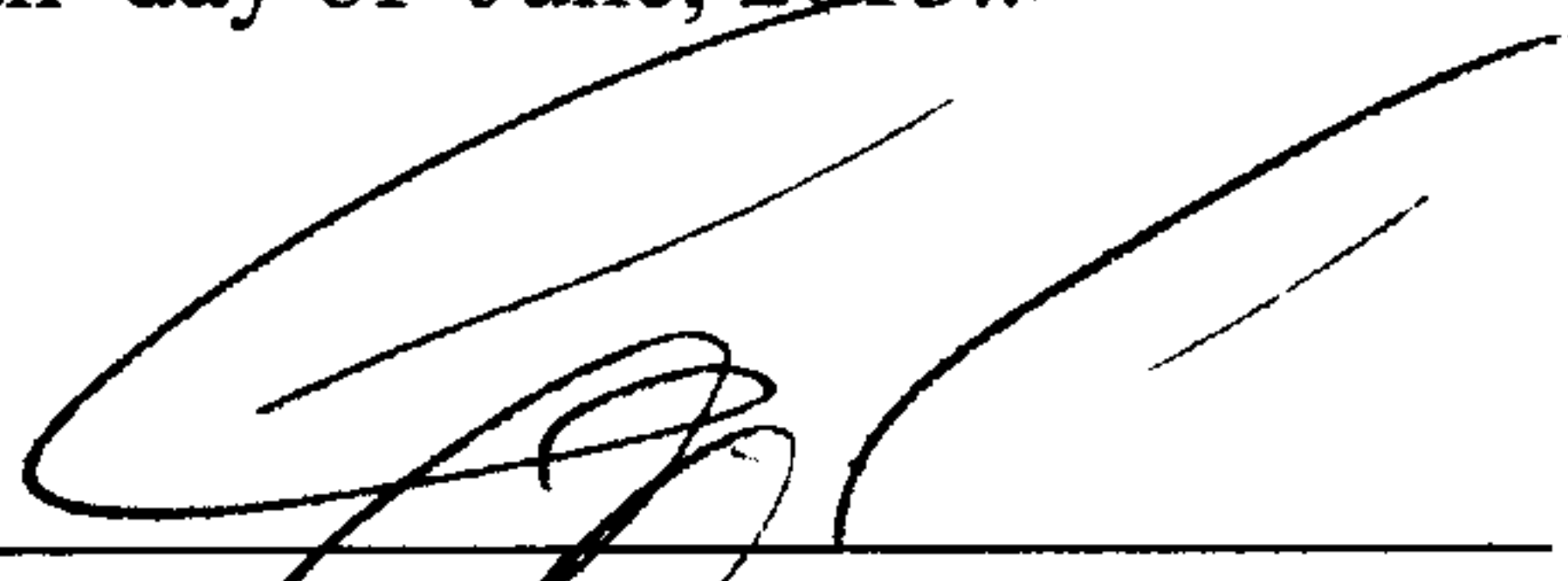

DOMINICK A. RACO, JR.

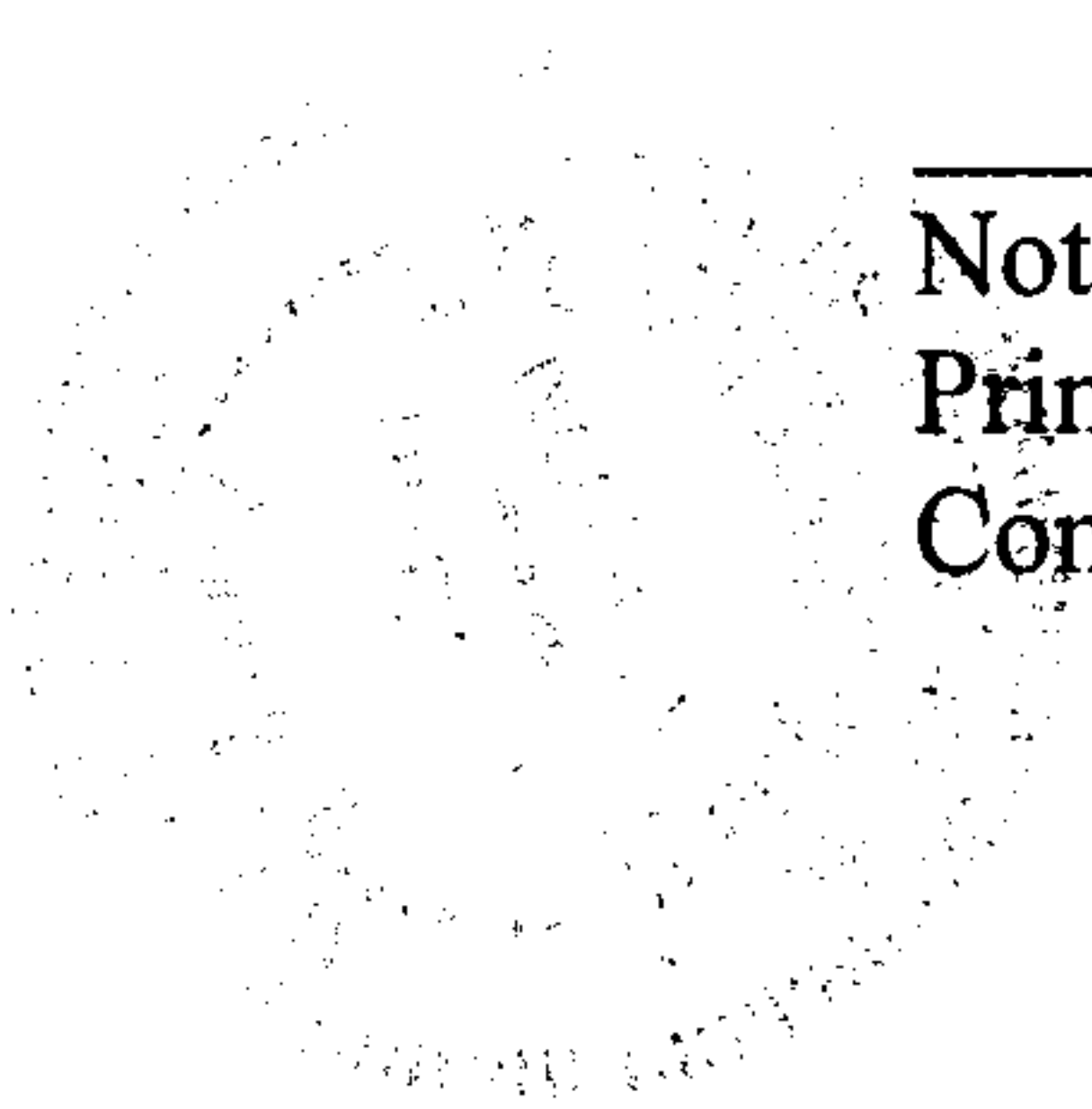


KIMBERLY A. RACO

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOMINICK A. RACO, JR. and KIMBERLY A. RACO, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of June, 2013..


Notary Public
Print Name: Charles D Stewart
Commission Expires: 7-30-16



20130708000275270 2/3 \$47.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Dominick Kimberly Laco
Mailing Address 309 Woodward Ct
B'ham AL 35292

Grantee's Name John Perry
Mailing Address Lee Ann Perry
218 Quail Ridge Rd
Helena AL 35080

Property Address 218 Quail Ridge Rd
Helena AL 35080

Date of Sale 12-7-13
Total Purchase Price \$ 295,000

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 12-7-13

Print John Perry

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 7 DAY OF June 2013.
2013.

[Signature]
NOTARY PUBLIC

