

Send Tax Notice To:

Matthew Breitenstein

2011 Belvedere Cove
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer

Attorney For Cartus Financial Corporation

850 Shades Creek Parkway, Suite 210

Birmingham, AL 35209

(205) 871-1440 Cartus File #2399155



20130916000375290 1/3 \$69.50
Shelby Cnty Judge of Probate, AL
09/16/2013 02:35:02 PM FILED/CERT

WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

(\$ 240,800.00) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, Joseph John Valente and his wife, Michelle Brooke Valente (herein referred to as Grantors) do grant, bargain, sell and convey unto

Matthew Breitenstein, Terry Breitenstein and Nancy Breitenstein

(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of Shelby County, to-wit:

Lot 25, according to the Final Plat of Belvedere Cove Phase III, as recorded in Map Book 36, Page 113, in the Probate Office of Shelby County, Alabama.

Deed Effective Date: September 11, 2013

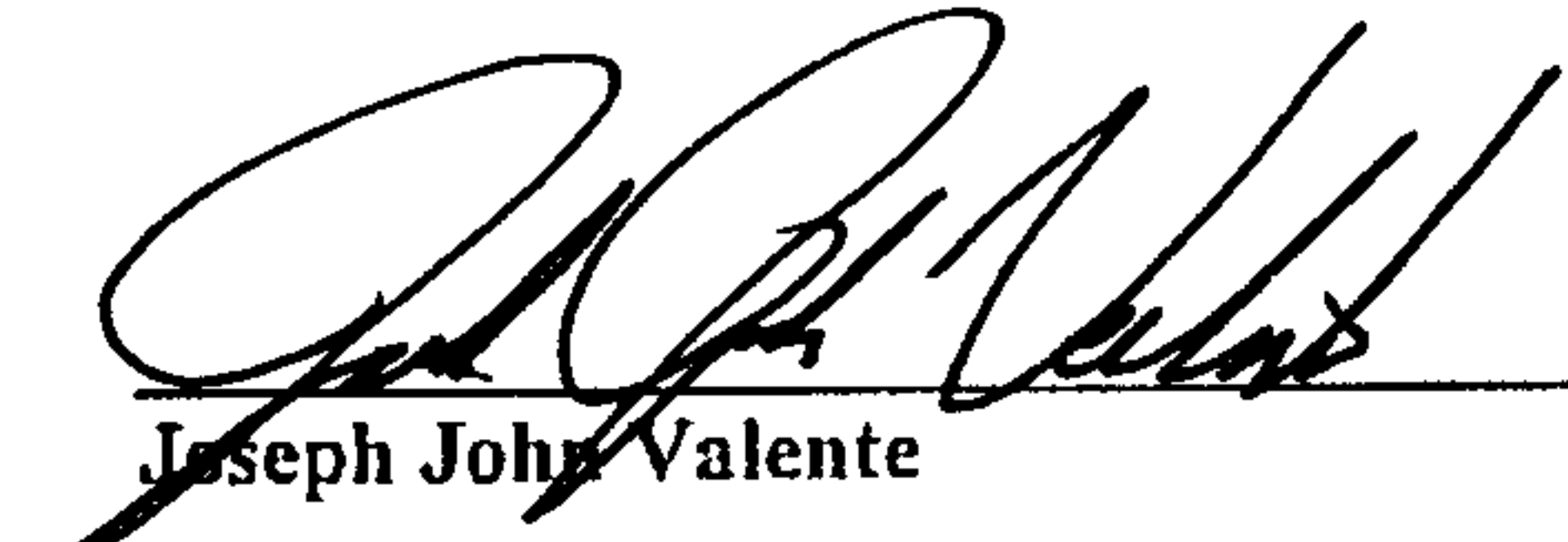
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record. \$ 192,640.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantee(s) herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors, and administrators, shall warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/16/2013
State of Alabama
Deed Tax: \$48.50

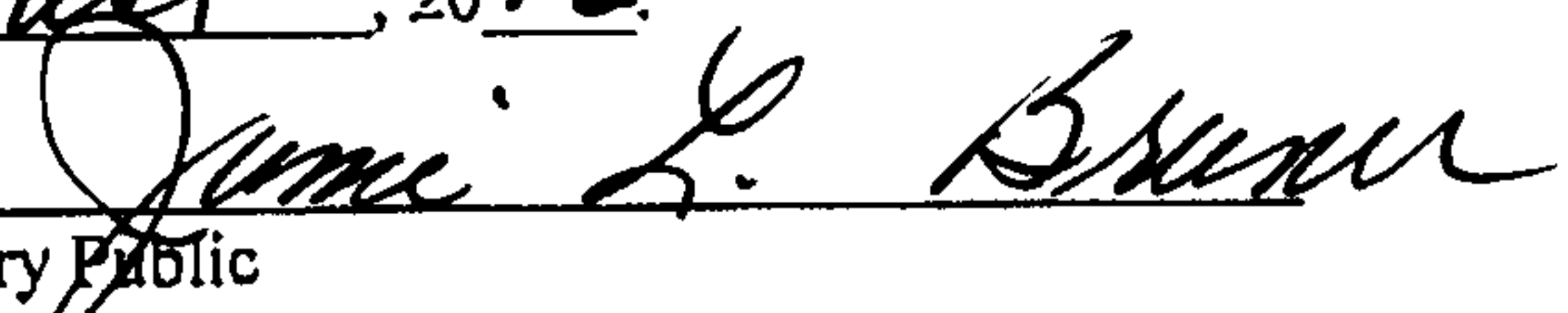
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19 day of August, 2013.


Joseph John Valente

Michelle Brooke Valente

State of Alabama
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **Joseph John Valente** 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 foregoing, he executed the same voluntarily and on the day the same bears date.

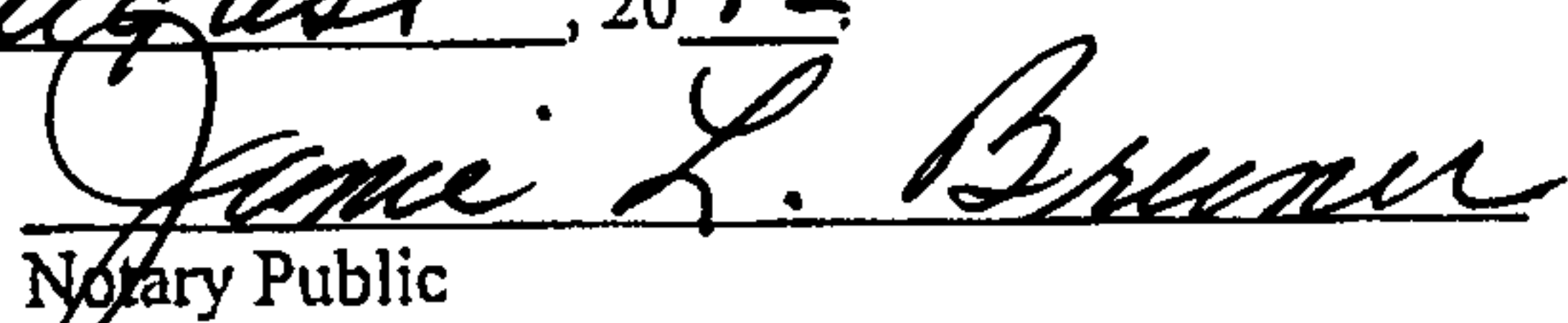
Given under my hand this 19th day of August, 2013.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 12, 2017

State of Alabama
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **Michelle Brooke Valente** 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 foregoing, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 19th day of August, 2013.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 12, 2017

Instructions to Notary: This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.


20130916000375290 2/3 \$69.50
Shelby Cnty Judge of Probate, AL
09/16/2013 02:35:02 PM 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 Cactus Financial Corporation Grantee's Name Matthew Breitenstein
Mailing Address 40 Apple Ridge Road Mailing Address 2011 Belvedere Cove
Dunbury, CT 06810 Birmingham, AL 35242

Property Address 2011 Belvedere Cove Date of Sale 9/11/13
Birmingham, AL Total Purchase Price \$ 240,800.00
35242 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 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 9/13/13

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1