

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Rudolph Aaron Frey
1016 Village Trail
Calera, Alabama 35040

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this November 5, 2013, That for and in consideration of **NINETY THOUSAND AND N0/100 (\$90,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **ANNA MAE SCIARROTTA, an unmarried person, by Joseph A. Sciarrotta as her attorney-in-fact,** (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **RUDOLPH AARON FREY,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Lot 137AA, being a resurvey of Lots 133, 134, 135, 136A, 136B, 137A, 136B, 137A, 137B, and 138A, Waterford Village Sector 1, in Map Book 31, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2014 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 31, Page 15.
7. Declaration of Restrictions, Covenants, and Easements, as recorded in Instrument #2000-40215 and amended in Instrument #2001-12819.
8. Right of Way to Shelby County, as recorded in Deed Book 240, Page 36.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument #1995-1640 and Real 345, Page 744.
10. Articles of Waterford Home Owners Association, as recorded in Instrument 2001, Page 12817
11. 40 foot easement on Southwesterly side, as shown by recorded map.

12. 8 Foot easement on Northeasterly side, as shown by recorded map.
13. Waterford Village Sector One General Covenants, Restrictions and Easements as recorded in Map Book 27, Page 100 in the Probate Office of Shelby County, Alabama on November 21, 2000

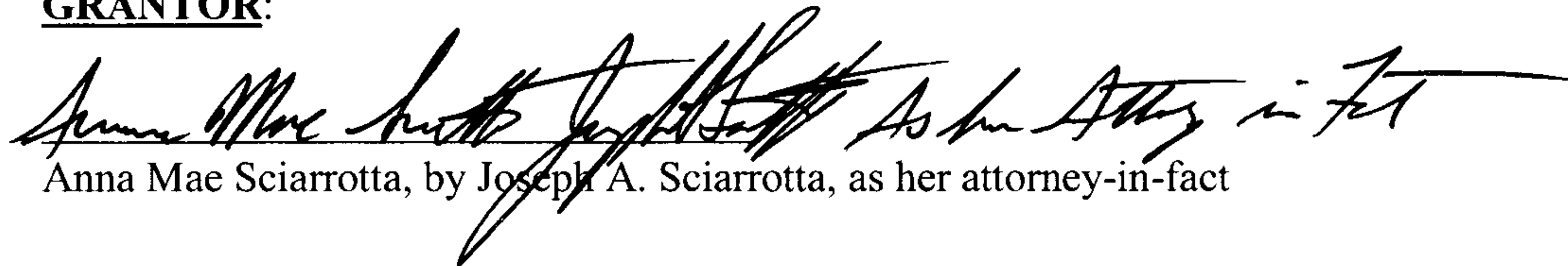
LIBORIO SAMUEL SCIARROTTA DIED ON DECEMBER 26, 2007. LIBORIO SAMUEL SCIARROTTA IS ONE AND THE SAME PERSON AS LEO SCIARROTTA WHO WAS A GRANTEE WITH JOINT RIGHT OF SURVIVORSHIP WITH ANNA MAE SCIARROTTA IN THAT CERTAIN DEED FILED FOR RECORD IN INSTRUMENT 20060515000226960.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of November 5, 2013.

GRANTOR:


Anna Mae Sciarrotta, by Joseph A. Sciarrotta, as her attorney-in-fact

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Anna Mae Sciarrotta, by Joseph A. Sciarrotta, as her attorney-in-fact, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Anna Mae Sciarrotta by Joseph A. Sciarrotta as her attorney-in-fact executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of November 5, 2013.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]



20131113000446090 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/13/2013 09:05:29 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 Anna Mae Sciarnotta
Mailing Address 1016 Village Trail
Calera AL 35040

Grantee's Name Rudolph Aaron Frey
Mailing Address 1016 Village Trail
Calera AL 35040

Property Address 1016 Village Trail
Calera AL 35040

Date of Sale 11/5/13
Total Purchase Price \$ 90,000
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 ☐ 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 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 _____ Print C. RYAN SPARKS
Unattested Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one