

Send Tax Notice To: Angela House
78 Marigold Rd
Shelby, AL 35143

WARRANTY DEED



20140311000067310 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
03/11/2014 09:39:35 AM FILED/CERT

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of ten dollars and other good consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, CSI properties (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Angela Marie House, a single woman, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO TAXES FOR 2014 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

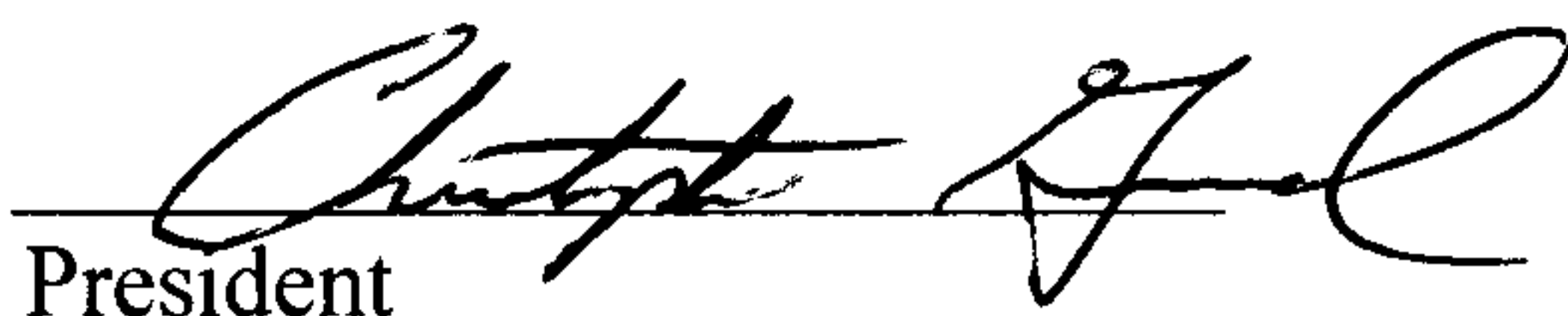
\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

TO HAVE AND 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 6th day of ~~February~~ March, 2014.


President
CSI properties

Prepared by Grantee

Shelby County, AL 03/11/2014
State of Alabama
Deed Tax: \$15.00

STATE OF ALABAMA

}

General Acknowledgement

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Christopher Grund, whose name 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 conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of ^{March}~~February~~, 2014.

Kathy S. James

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MAY 4, 2014

EXHIBIT A

A parcel of land lying in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13 and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 22 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at an iron rod located at the NE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 West, Shelby County, Alabama; thence run in a southerly direction along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 1312.60 feet to a point; thence, with a deflection angle right of 90 degrees 00 minutes, run in a westerly direction for a distance of 506.04 feet to a found iron rod on the South right of way margin of Sixth Avenue and the POINT OF BEGINNING; thence, with an angle right of 90 degrees 15 minutes, run in a southerly direction for a distance of 265.35 feet to a found iron rod; thence, with an interior angle left of 85 degrees 10 minutes, run in a westerly direction for a distance of 281.11 feet to a found iron rod; thence, with an interior angle left of 90 degrees 04 minutes, run in a northerly direction for a distance of 263.96 feet to a found iron rod located on the South right of way margin of said Sixth Avenue; thence, with an interior angle left of 90 degrees 02 minutes, run in an easterly direction along said right of way margin for a distance of 259.01 feet to the POINT OF BEGINNING, forming an interior closure angle of 94 degrees 45 minutes, all lying in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 22 South, Range 1 West, Shelby County, Alabama.

Also described as: All Block 4, E. L. Safford's Map of Shelby, as recorded in map Book 3, Page 37-47, LESS & EXCEPT: the West 273 feet of.



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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 Contra 1 Sys Inc
Mailing Address 391 Industrial Park
Montevallo AL 35115

Grantee's Name Angela m House
Mailing Address 928 Morign Rd
Shelby AL 35743

Property Address N/A

Date of Sale 3-6-14
Total Purchase Price \$ 15,000.00
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 _____

Print _____

Angela m House

Sign _____

Unattested

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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