

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
ANTHONY CINQUEMANI
3144 CAHABA VALLEY ROAD
INDIAN SPRINGS, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Nine Hundred Eighty Thousand and 00/100 Dollars (\$980,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, TERRY K. FOLMAR AND DEBORAH K. FOLMAR, HUSBAND AND WIFE, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto ANTHONY CINQUEMANI AND GERADINE CINQUEMANI (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR CORRECT LEGAL DESCRIPTION

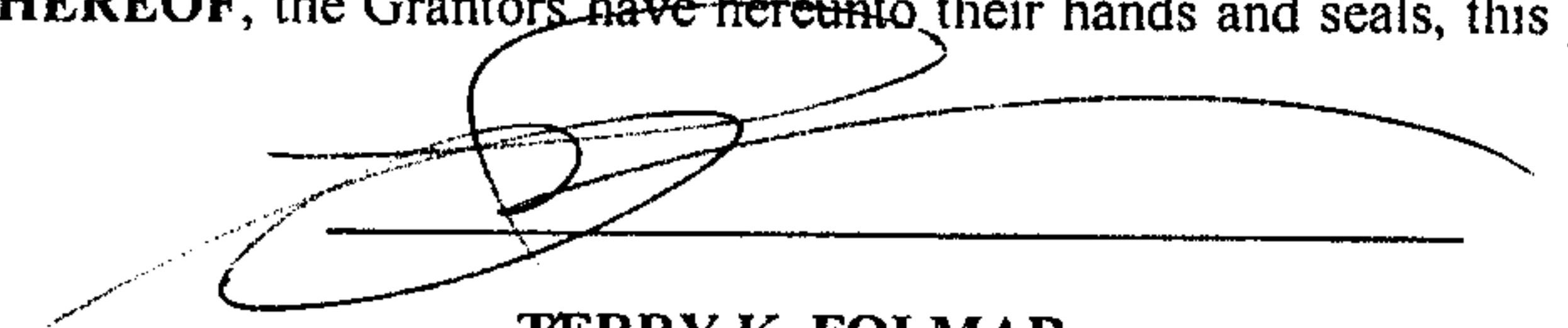

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$750,000 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees 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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is 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 our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

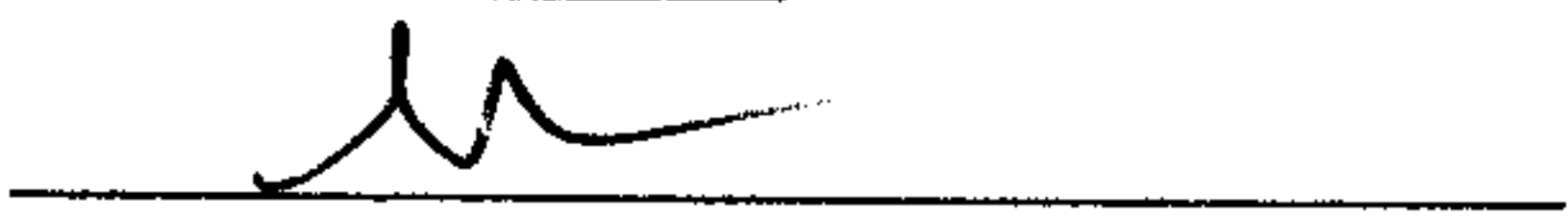
IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 5th day of JUNE, 2014.


TERRY K. FOLMAR

DEBORAH K. FOLMAR

STATE OF ALABAMA)
SHELBY COUNTY)

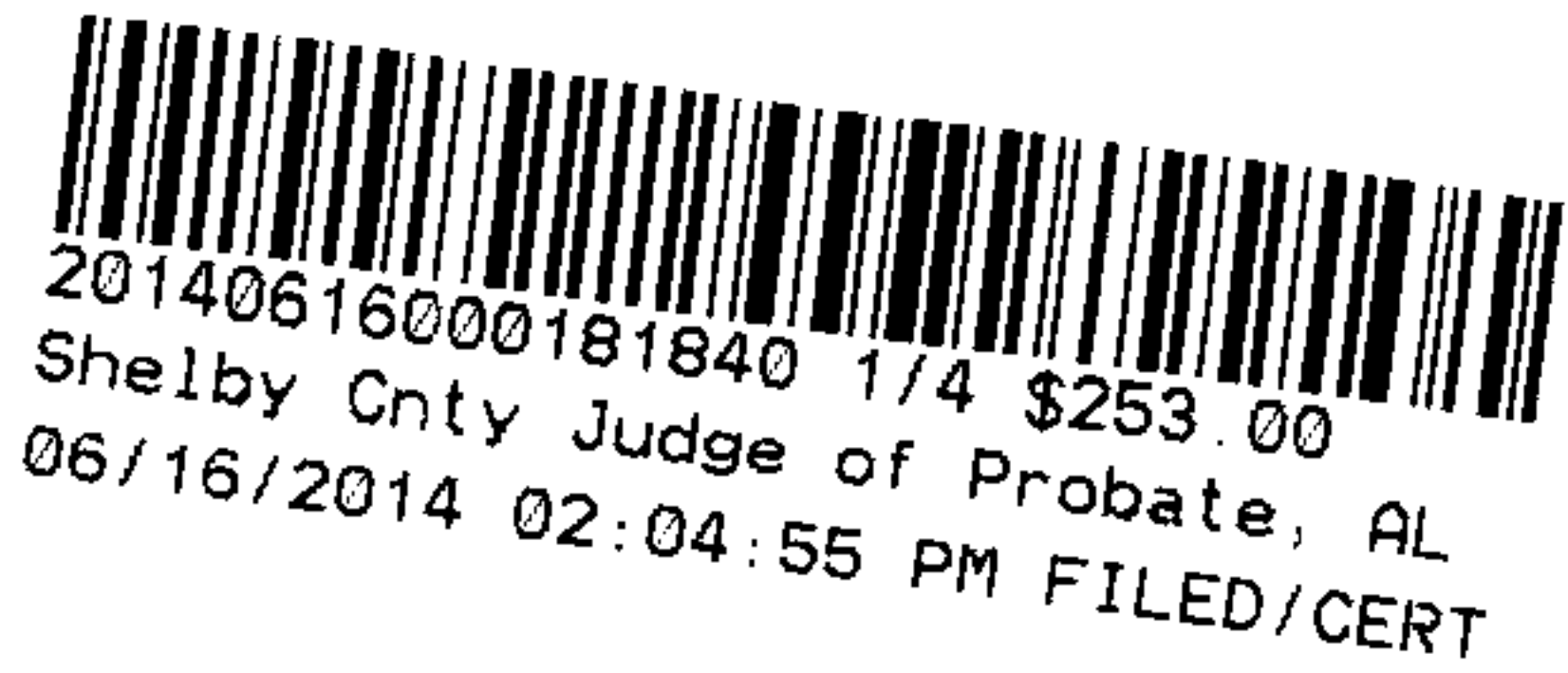
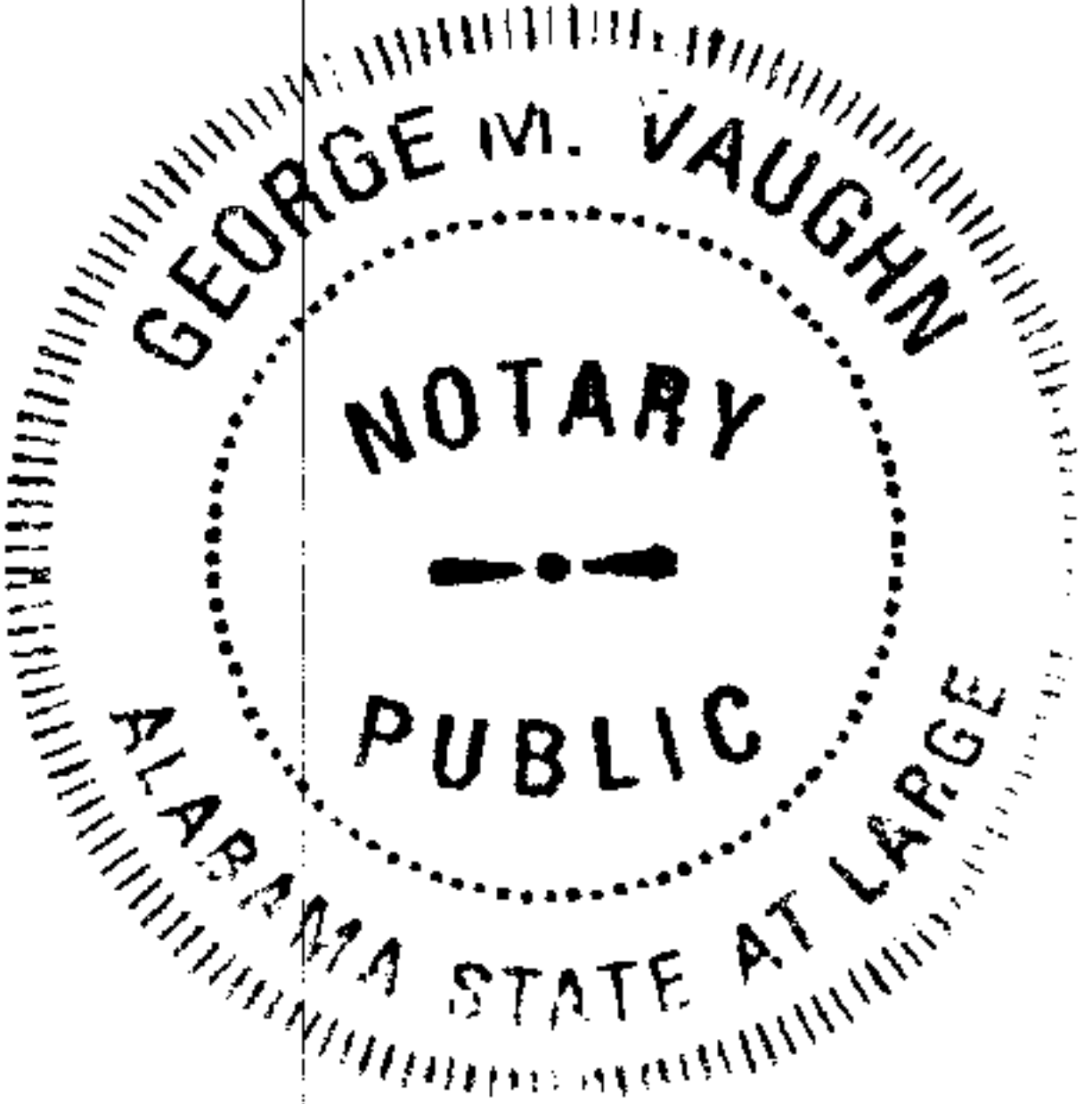
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, TERRY K. FOLMAR, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 2014.



Notary Public

My Commission Expires: 9/15/2017



Shelby County, AL 06/16/2014
State of Alabama
Deed Tax: \$230.00

STATE OF ALABAMA)
SHELBY COUNTY)

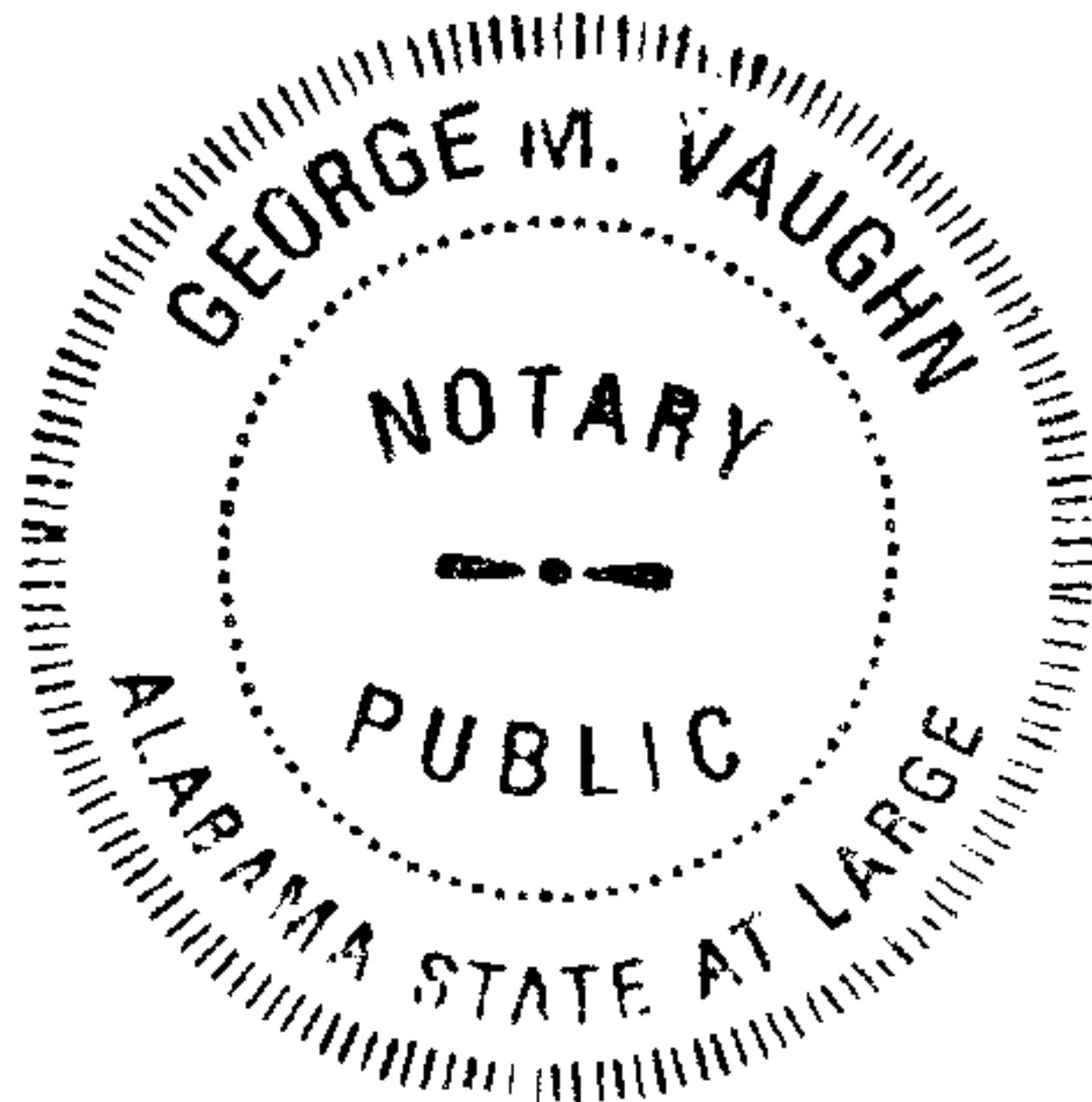
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, DEBORAH K. FOLMAR, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 2014.

[Signature]

Notary Public

My Commission Expires: 9/18/2017



20140616000181840 2/4 \$253.00
Shelby Cnty Judge of Probate, AL
06/16/2014 02:04:55 PM FILED/CERT

EXHIBIT "A"

Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 West, thence S 89° 58' 12" W along the Southerly line of said 1/4-1/4 section a distance of 251.93 feet to the point of beginning; thence continue along the last described course a distance of 661.25 feet to the centerline of Cahaba Valley Creek; thence N 43° 40' 28" E along said centerline a distance of 33.52 feet; thence N 29° 06' 30" E along said centerline a distance of 166.21 feet; thence N 37° 11' 48" E and along said centerline a distance of 86.52 feet; thence N 51° 19' 28" E along said centerline a distance of 113.46 feet; thence N 63° 27' 20" E along said centerline a distance of 138.37 feet; thence N 67° 34' 57" E along said centerline a distance of 140.52 feet; thence N 71° 19' 41" E along said centerline a distance of 66.36 feet; thence N 88° 21' 04" E along said centerline a distance of 39.35 feet; thence S 50° 21' 23" E along said centerline a distance of 80.50 feet; thence S 4° 39' 27" W and leaving said centerline a distance of 20.95 feet; thence S 0° 1' 48" E a distance of 374.49 feet to the point of beginning.

Also:

A 30 foot easement for ingress, egress, and drainage being more particularly described as follows: Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 West; thence S 89° 58' 12" W along the Southerly line of said 1/4-1/4 section a distance of 255.92 feet; thence N 0° 01' 48" W a distance of 367.77 feet; thence S 89° 40' 45" W a distance of 7.52 feet; thence N 68° 39' 35" W a distance of 16.68 feet; thence N 44° 11' 56" W a distance of 69.64 feet; thence S 79° 09' 33" W a distance of 49.91 feet; thence S 79° 09' 33" W a distance of 49.91 feet to the point of beginning of a Southwesterly 30 foot easement; thence N 20° 54' 04" W a distance of 56.37 feet; thence N 29° 52' 02" W a distance of 94.18 feet; thence N 59° 05' 16" W a distance of 70.52 feet; thence N 51° 54' 56" W a distance of 167.58 feet; thence N 8° 35' 45" W a distance of 71.51 feet; thence N 42° 40' 40" W a distance of 295.39 feet; thence N 14° 30' 13" W a distance of 197.10 feet; thence N 26° 17' 03" W a distance of 142.56 feet to the Southerly 80 foot ROW of Alabama Highway 119 and end of said easement.



20140616000181840 3/4 \$253.00
Shelby Cnty Judge of Probate, AL
06/16/2014 02:04:55 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 Terry Felmer
Mailing Address 410 George Vaughn
300 Cahaba Valley Road
Birmingham AL 35242

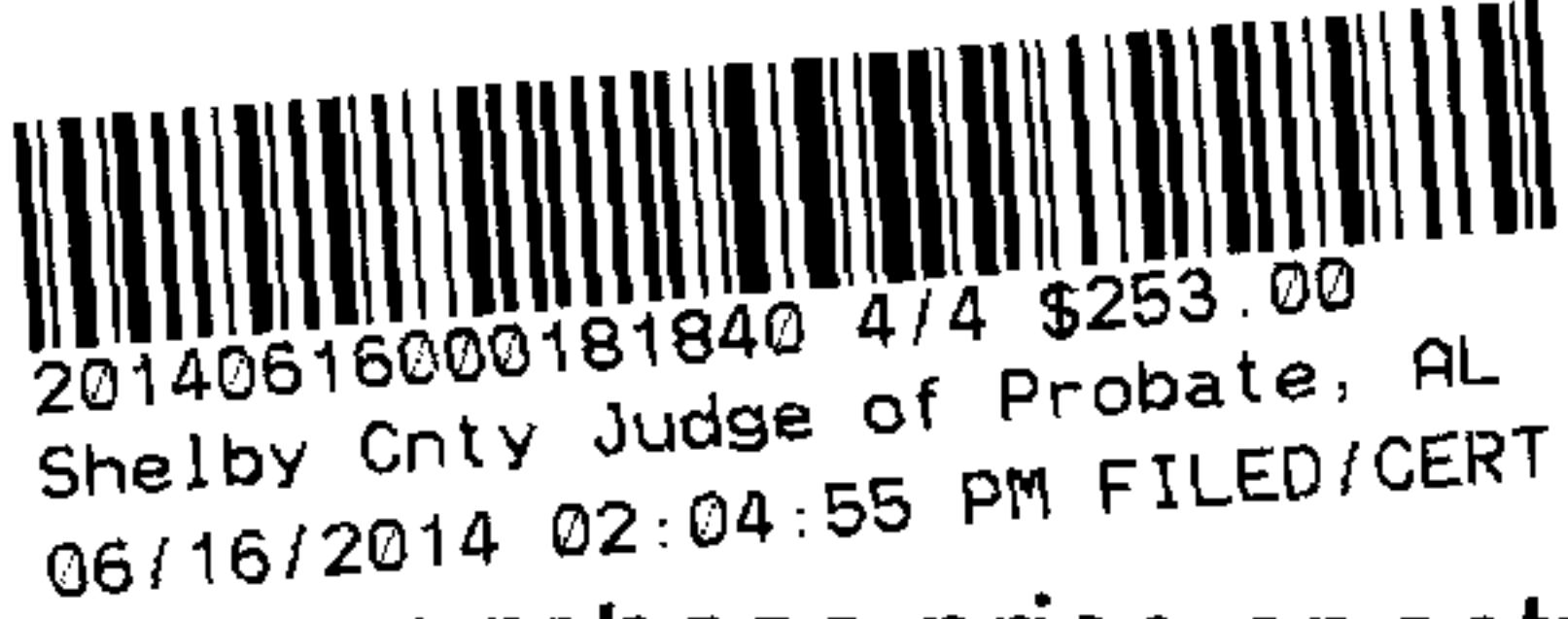
Grantee's Name Anthony Cinquemani
Mailing Address 3144 Cahaba Valley Road
Indian Springs AL 35111

Property Address 3144 Cahaba Valley Road
Indian Springs, AL 35111

Date of Sale 6/5/2017
Total Purchase Price \$ 980,000

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 6/5/2017

Print George Vaughn

☐ Unattested

(verified by)

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