


Prepared by:
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1957 Hoover Court, Suite 306
Birmingham, AL 35226


20141027000338630 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
10/27/2014 12:16:05 PM FILED/CERT

Send Tax Notice to:
Robert W. Ranieri
317 Chase Plantation Circle
Birmingham, AL 35244

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$138,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **MARGARET B. HART and BASIL M. HART, wife and husband** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **ROBERT W. RANIERI** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 9, according to the Survey of Chase Plantation, 3rd Sector, as recorded in Map Book 9, page 47 A & B, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$80,000.00 of the purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

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

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 10/27/2014
State of Alabama
Deed Tax: \$58.00

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 23 day of October, 2014.

Margaret B. Hart
MARGARET B. HART

Basil M. Hart

BASIL M. HART

STATE OF MICHIGAN)

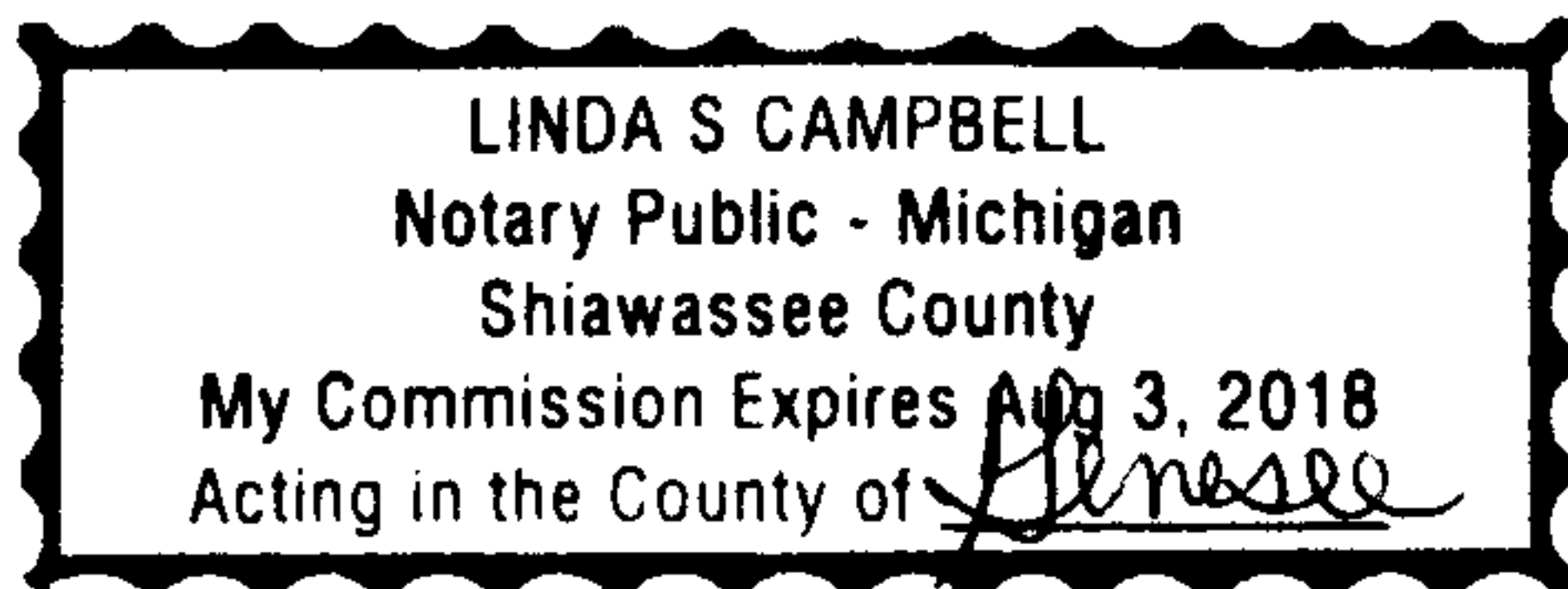
COUNTY OF Genesee)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **MARGARET B. HART and BASIL M. HART**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23 day of October, 2014.

Linda S. Campbell
NOTARY PUBLIC

My commission expires:



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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 **MARGARET B. HART and BASIL
M. HART**

Grantee's Name **ROBERT W. RANIERI**

Mailing Address **915 E. COURT ST., UNIT 302
FLINT, MI 48503**

Mailing Address **317 CHASE PLANTATION CIRCLE
BIRMINGHAM, AL 35244**

Property Address **317 CHASE PLANTATION CIRCLE
HOOVER, AL 35244**

Date of Sale **October 24, 2014**

Total Purchase Price **\$138,000.00**

or

Actual Value

\$

or

Assessor's Market Value \$



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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 **October 24, 2014**

Print **Malcolm S. McLeod**

Unattested

(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires
March 8th, 2018**