

WARRANTY DEED

20150202000034300 1/2 \$101.00
Shelby Cnty Judge of Probate, AL
02/02/2015 11:56:45 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighty Four Thousand Dollars (\$84,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged We, **Daniel Edward Cannatella and wife, Judith D. Cannatella**, (herein referred to as grantor), grant, bargain, sell and convey unto **Conrex Residential Property Group 2013-1, LLC**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

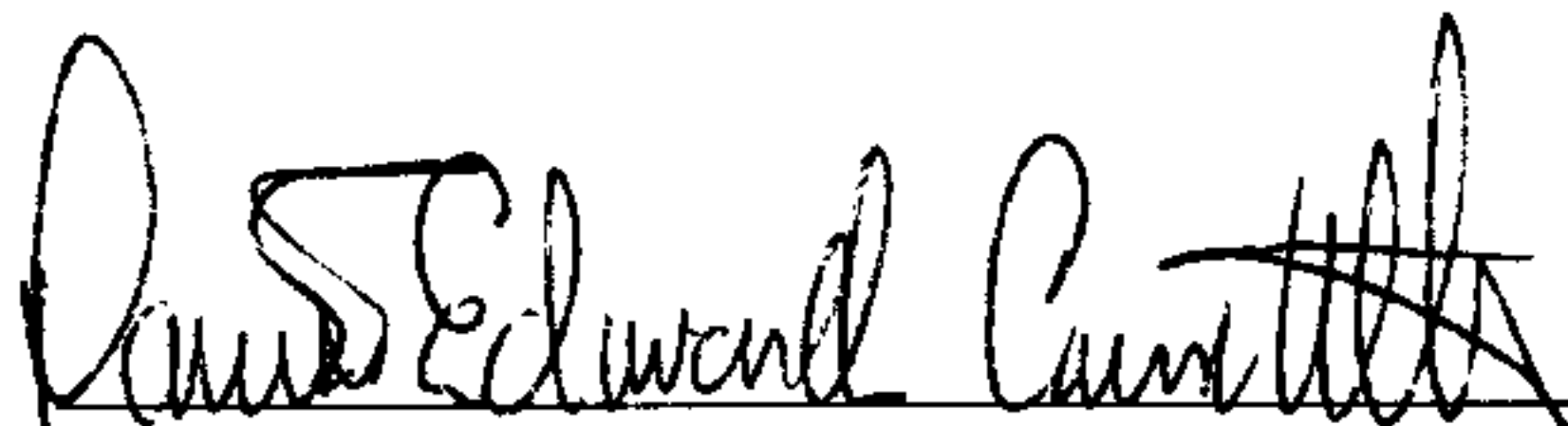
Lot 6, according to the Survey of Monte Bello as recorded in Map Book 6, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address to the above described property is 6 Monte Bello Lane, Montevallo, AL 35115.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 29 day of January, 2015.


Daniel Edward Cannatella

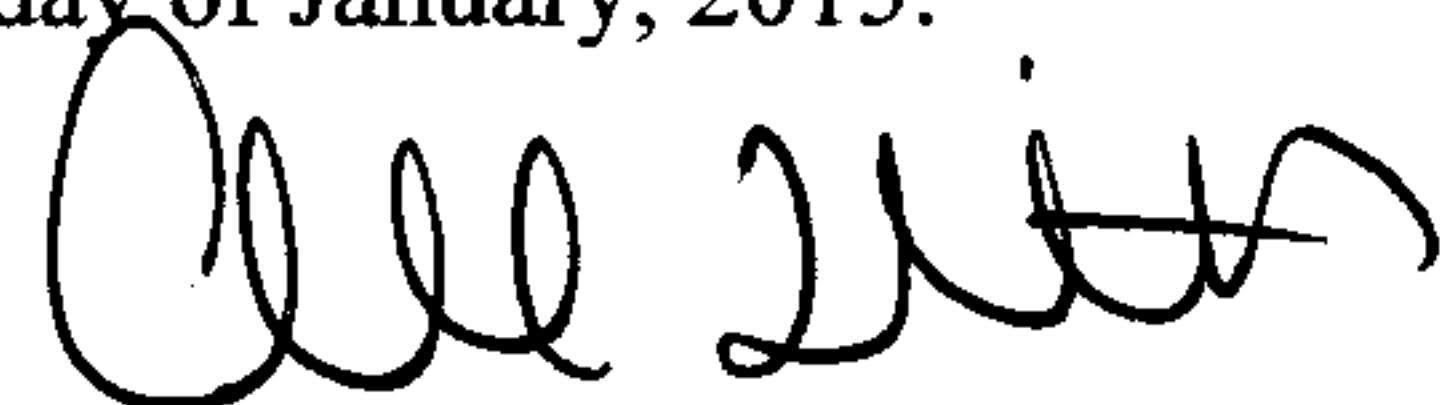

Judith D. Cannatella

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Daniel Edward Cannatella and Judith D. Cannatella, 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 conveyance they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of January, 2015.


NOTARY PUBLIC
My Commission Expires: 5/29/2016

THIS INSTRUMENT PREPARED BY:
SMITH CLOSING AND TITLE, LLC
Rick Battaglia, Attorney at Law, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Shelby County, AL 02/02/2015
State of Alabama
Deed Tax: \$84.00



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1,

Grantor's Name Daniel & Judith
Mailing Address Cannatella
298 Mossy Oak Dr
Huntsville AL 35804

Grantee's Name Convey Residential
Mailing Address Property Group
3 Cordes St
Charleston SC 29701

Property Address 6 Monte Bello Ln
Montevillo AL
35115

Date of Sale 1/29/15
Total Purchase Price \$ 84000.00
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 April Smith

☐ Unattested

Sign [Signature]

(Verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1