

RNT1500645

Send tax notice to:

Frank Pimentel
74 Mellow Lane
Alabaster, AL 35007

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED


20150918000327620 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
09/18/2015 12:07:44 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Four Thousand Seven Hundred and 00/100 Dollars (\$174,700.00) in hand paid to the undersigned, **Cherrie D. Niven, as Trustee of The Myra Jo Gingo Family Trust, dated May 26, 2010** (hereinafter referred to as "Grantor"), by **Frank Pimentel and Jennifer R. Pimentel** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the SW 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; thence S 43° 45' 00" E for a distance of 29.00 feet; thence S 3° 10' 59" E for a distance of 44.65 feet to the point of beginning and the Easterly right of way of Shelby County Hwy 339; thence S 0° 55' 19" E along said right of way a distance of 200.75 feet; thence S 25° 02' 46" E and leaving said right of way a distance of 51.50 feet; thence N 86° 14' 54" E a distance of 373.45 feet; thence N 1° 29' 50" W a distance of 219.37 feet to the Southerly right of way of Mellow Lane; thence N 89° 28' 00" W along said right of way a distance of 391.97 feet to the point of beginning.

Less and Except:

Commence at the Northwest corner of the Southwest Quarter of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama and run thence S 43° 45' 00" E a distance of 29.00 feet to a point on the Easterly margin of Shelby County Highway No. 339; thence run S 03° 10' 59" E along said margin of said Highway a distance of 44.65 feet to a rebar corner on the Southerly margin of Mellow Lane, a twenty foot wide right of way roadway and the point of beginning of the property being described; thence run S 89° 28' 00" E along the South margin of Mellow Lane a distance of 181.14 feet to a rebar corner; thence run S 04° 19' 54" E a distance of 234.97 feet to a rebar corner; thence run S 86° 14' 54" W a distance of 174.22 feet to a rebar corner; thence run N 25° 02' 46" W a distance of 51.50 feet to a rebar corner on the Easterly margin of Shelby County Highway No. 339; thence run N 00° 55' 19" W along said margin of said Highway a distance of 200.75 feet to the point of beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$171,535.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

Shelby County, AL 09/18/2015
State of Alabama
Deed Tax: \$3.50

~~TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.~~

IN WITNESS WHEREOF, Grantor, Cherrie D. Niven, as Trustee under the Myra Jo Gingo Family Trust dated May 26, 2010, has hereunto set her signature and seal on this, the 8th day of September, 2015.

Cherrie D. Niven as Trustee
Cherrie D. Niven, as Trustee under the Myra
Jo Gingo Family Trust dated May 26, 2010

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cherrie D. Niven, as Trustee of The Myra Jo Gingo Family Trust, dated May 26, 2010, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 8th day of September, 2015.

(Notary Seal)

David W. Lewis
Notary Public
Print Name: DAVID W. LEWIS
Commission Expires:
3/25/17



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Real Estate Sales Validation Form

201500645

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

Grantor's Name: Cherrie D. Niven, as Trustee of The Myra Jo Gingo Family Trust Grantee's Name: Frank Pimentel

Mailing Address: 5135 Rye Circle
Helena, AL 35080

Mailing Address: 74 Mellow Lane
Alabaster, AL 35007

Property Address: 74 Mellow Lane
Alabaster, AL 35007

Date of Sale: 9/8/2015
Total Purchase Price: \$174,700.00
or

Actual Value: \$ n/a
or

County: Shelby

Assessor's Market Value: \$ n/a

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).

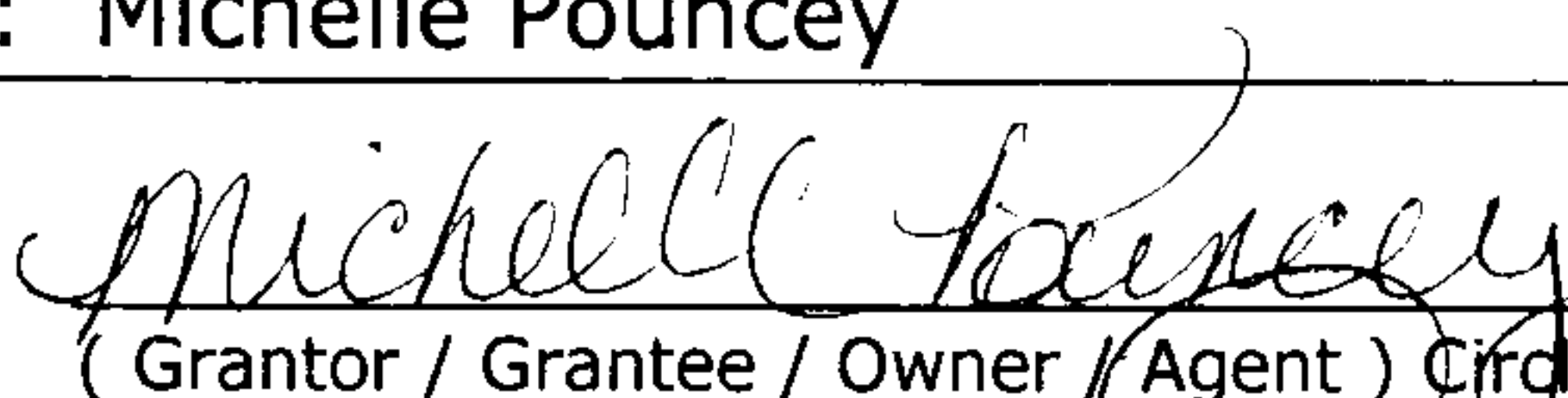
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 9/8/2015

Print: Michelle Pouncey

☐ Unattested

Sign


(Grantor / Grantee / Owner / Agent) Circle One

Form RT-1



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