

Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243

RMT1500855

THIS INSTRUMENT PREPARED BY:
JOSEPH CHARLES SOMMA, ESQ.
CARIBOU NATIONAL TITLE, INC.
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244

PLEASE SEND TAX NOTICES TO:
RENAN CONTE AND NICOLE CONTE
165 DOGWOOD TRAIL
ALABASTER, AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

20160115000015620 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
01/15/2016 11:06:20 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred and Seventy Four Thousand, Nine Hundred and No/100 Dollars (\$174,900.00)** to the undersigned **GRANTOR** in hand paid by the **GRANTEES** herein, the receipt and sufficiency whereof is hereby acknowledged, I, **Ori Eyal, a married man** (herein referred to as **GRANTOR**), do hereby grant, bargain, sell and fully convey unto **Renan Conte and Nicole Conte** (herein referred to as **GRANTEES**), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 38, according to the Survey of Park Forest, Fifth Sector, as recorded in Map Book 17, page 91, in the Probate Office of Shelby County, Alabama.

The subject property does not constitute the homestead of the Grantor nor the Grantor's spouse.

\$171,731.00 of the consideration was paid from the proceeds of a mortgage loan.

Subject to: (1) Property taxes for the current year and any previous or subsequent years (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) mineral and mining rights, if any.

TO HAVE AND TO HOLD unto the said **GRANTEES**, their heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said **GRANTEES**, their heir(s) and assigns, that we are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and that we will and our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seal, this the 12th day of January, 2016.

Ori Eyal by Tam Harris as
his attorney-in-fact
Ori Eyal
By: Tam Harris
Its: Attorney-in-Fact

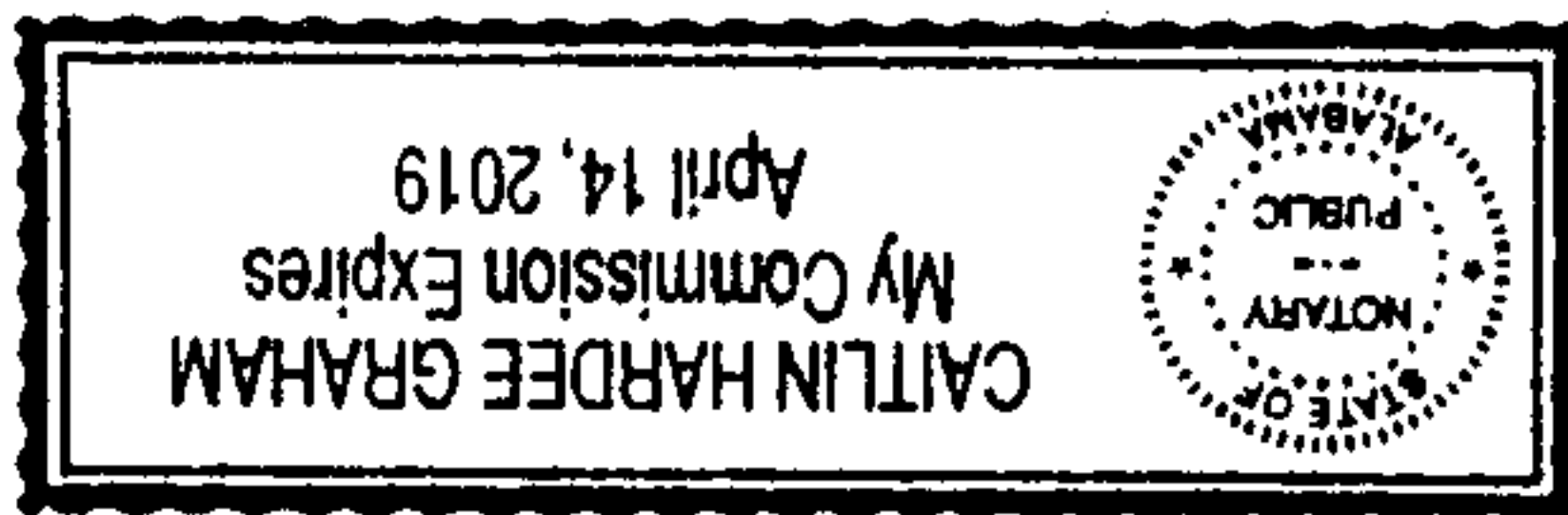
Shelby County, AL 01/15/2016
State of Alabama
Deed Tax: \$4.00

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, hereby certify that **Tam Harris as Attorney-in-Fact for Ori Eyal**, 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 instrument and with full authority, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of January 2016.




Notary Public
My commission expires: 4-14-2019



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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: Ori Eyal

Grantee's Name: Renan Conte and Nicole Conte

Mailing Address: 205 Hudson Street, Apt. B05
Hoboken, NJ 07030

Mailing Address: 165 Dogwood Trail
Alabaster, AL 35007

Property Address: 165 Dogwood Trail
Alabaster, AL 35007

Date of Sale: 1/12/2016
Total Purchase Price: \$174,900.00
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).

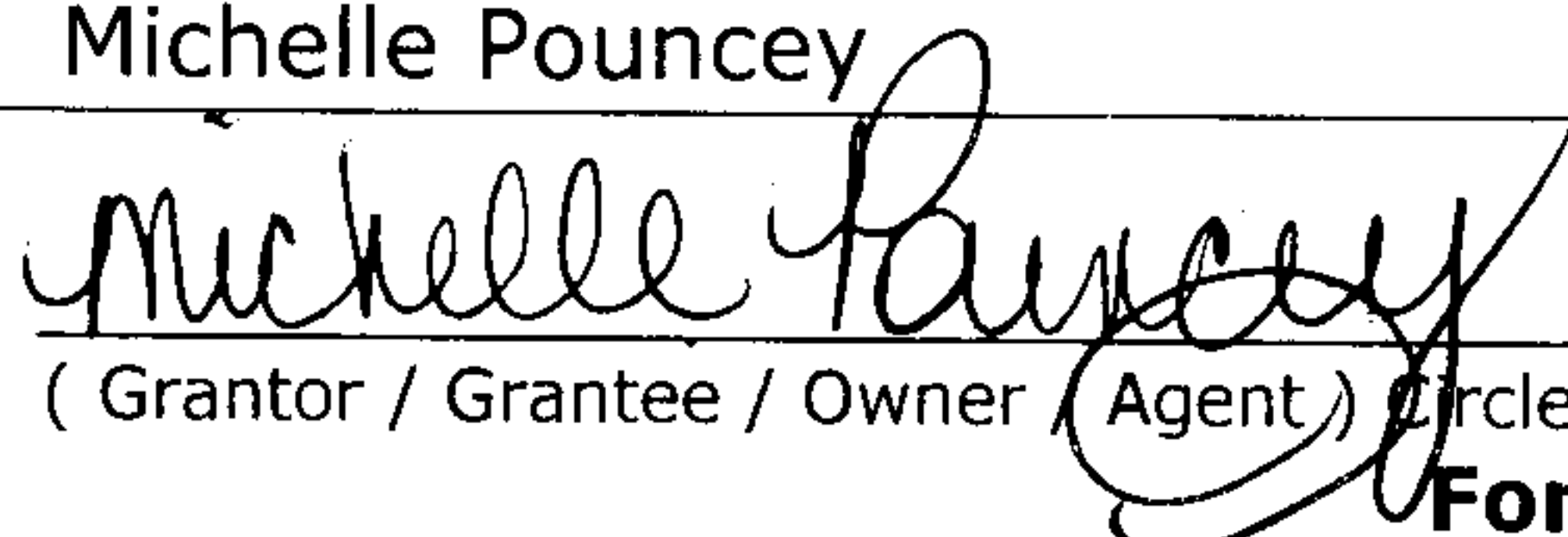
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 1/12/2016

Print: Michelle Pouncey

☐ Unattested

Sign


(Grantor / Grantee / Owner / Agent) Circle One



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Form RT-130