



20160226000059770 1/4 \$96.00  
Shelby Cnty Judge of Probate, AL  
02/26/2016 12:45:30 PM FILED/CERT

**This instrument prepared by:  
Gregory D. Harrelson, Attorney  
The Harrelson Law Firm, LLC  
15 Southlake Lane, Ste 130  
Birmingham, AL 35244**

**Send Tax Notice to:**  
**Kenneth Coreno**  
**701 Staffordshire Drive**  
**Vestavia, AL 35226**

## STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
                              )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Three Thousand & 00/100 dollars (\$73,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, JPMorgan Chase Bank, National Association, a corporation (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto Kenneth Coreno (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

\$0.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 18 day of February, 2016.

**JPMorgan Chase Bank, National Association**

By: Sebastian 2-18-16

Name: ~~Kapaldeo Bhagwandin~~

Name: ~~Rapalae-Bingwanda~~ **Sebastian Sessa**  
Title: Vice President

State of Florida

County of Broward

\* **Sebastian Sessa**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ~~Kapildee Bhattachandin~~, whose name as Vice President of JPMorgan Chase Bank, National Association, a corporation, 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 conveyance, ~~he/she~~, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation. ~~National Association~~ ~~She/He~~ is personally known to me


Given under my hand and official seal this 18 day of February, 2016.



Notary Public **Lisa Ann D. Vassell**  
My Commission Expires: 4/9/18

Exhibit A

Lot 25, according to the Survey of The Enclave Phase I, as recorded in Map Book 38, Page 1, in the Probate Office of Shelby County, Alabama.


  
20160226000059770 2/4 \$96.00  
Shelby Cnty Judge of Probate, AL  
02/26/2016 12:45:30 PM FILED/CERT

28

## EXHIBIT B

### Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.

  
20160226000059770 3/4 \$96.00  
Shelby Cnty Judge of Probate, AL  
02/26/2016 12:45:30 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 JF Morgan Chase Bank  
Mailing Address 1400 E. Newport Center Dr  
Dover Field Branch, FL 33442

Grantee's Name Kenneth Lorenzo  
Mailing Address 701 Staffordshire Dr  
Vestavia, AL 35226

Property Address 169 Enclave Ave  
Calera, AL 35040

Date of Sale 2-19-16  
Total Purchase Price \$ 73,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$



20160226000059770 4/4 \$96.00  
Shelby Cnty Judge of Probate, AL  
02/26/2016 12:45:30 PM FILED/CERT

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 2-19-16

Print Gregory D Harrison

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

☐ Unattested

(verified by)

Form RT-