

SEND TAX NOTICE TO:
 Jerry Anthony Hinkle
 245 Reach Way, Birmingham, AL 35242

20160303000067980
 03/03/2016 11:23:20 AM
 DEEDS 1/2

WARRANTY DEED

THE STATE OF ALABAMA,
 JEFFERSON COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Fifty-Two Thousand Nine Hundred and 00/100 (\$152,900.00), Dollars** to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **Jorge Marciano and Miranda K. Marciano, Husband and Wife** (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Jerry Anthony Hinkle**, (herein referred to as GRANTEE(S)), their heirs and assigns, the following described real estate, situated in the County of ~~Jefferson~~ Shelby, and State of Alabama, to-wit:

Lot 33, according to the Amended Plat of Final Record Plat of Narrows Reach, as recorded in Map book 27, page 11A and 11B in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Instrument 2000-9755 in the Probate Office of Shelby County, Alabama, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to:

1. Taxes for the year 2016 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

3. A THIRD PARTY MORTGAGES IN THE AMOUNT OF \$ 112,900.00 EXECUTED SIMULTANEOUSLY HEREWITH.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26 day of February, 2016.

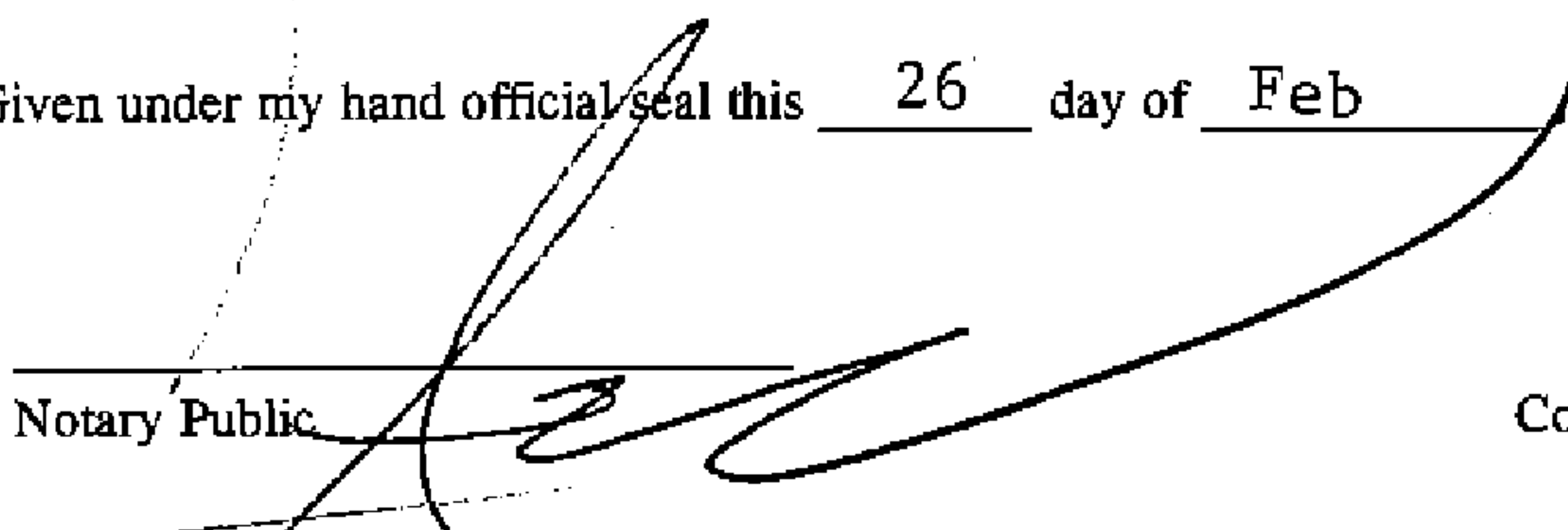

 Jorge Marciano


 Miranda K. Marciano

THE STATE OF ALABAMA
 COUNTY OF JEFFERSON

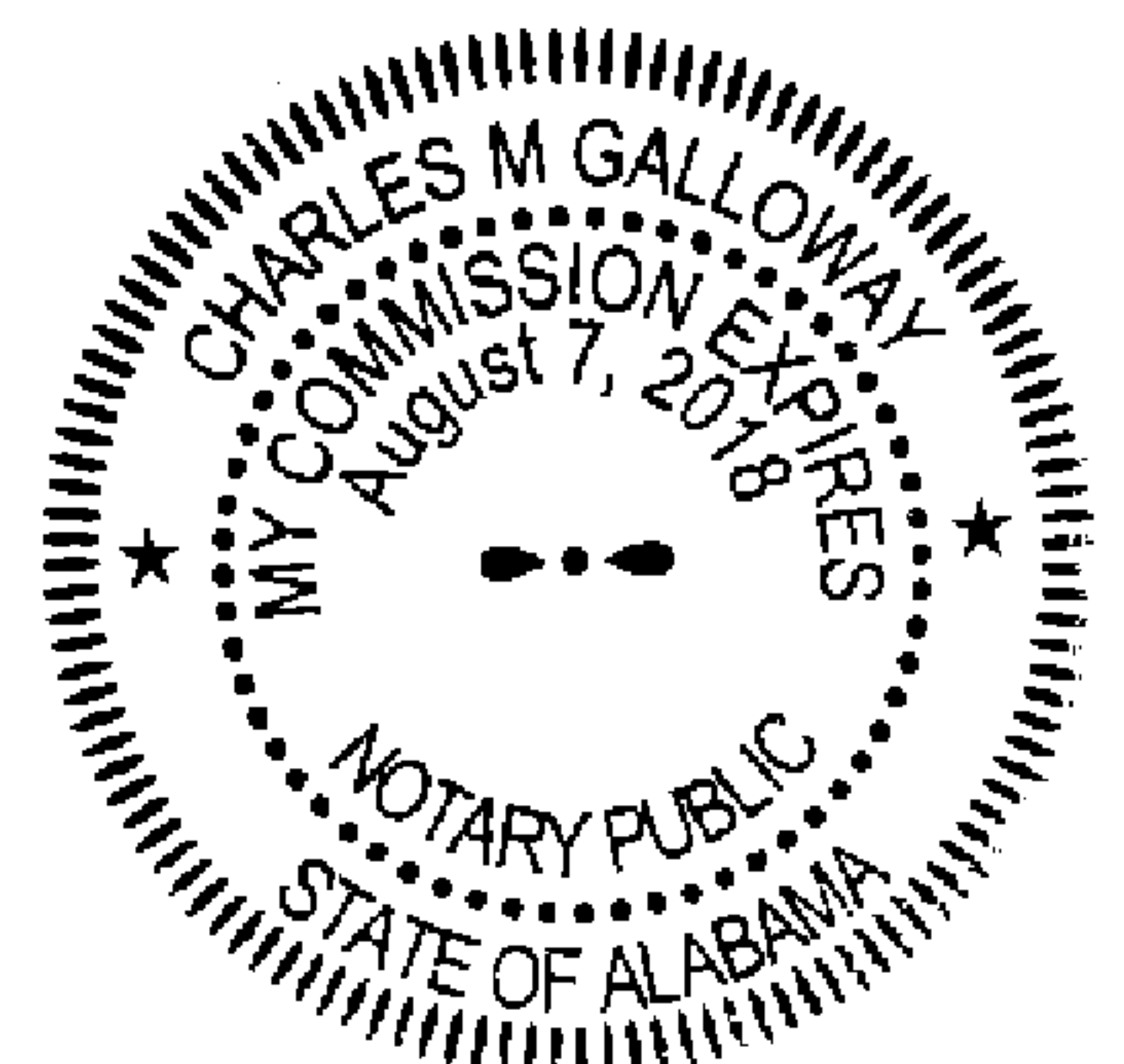
I, the undersigned, a Notary Public in and for said State hereby certify that Jorge Marciano and Miranda K. Marciano, whose name(s) are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 26 day of Feb, 2016.


 Notary Public

Commission Expires: 8-7-2018

PREPARED BY: Michael Galloway 931 Sharitt Avenue, #113, Gardendale, Alabama 35071



Real Estate Sales Validation Form

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

Grantor's Name Jorge Marcano
Miranda K. Marcano
 Mailing Address 245 Reach Way
Birmingham AL 35242

Grantee's Name Jerry Anthony Hinkle
 Mailing Address 245 Reach Way
Birmingham, AL 35242

Property Address 245 Reach Way
Birmingham, AL 35242

Date of Sale 2-29-16
 Total Purchase Price \$ 152,900.00

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 2-29-16

Print Michael Galloway

☐ Unattested

(verified by)

Sign (Signature)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/03/2016 11:23:20 AM
 \$57.00 CHERRY
 20160303000067980

(Signature)