

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, AL 35216

Send tax notice to:
Century Revitalization Group, Inc.
429 Green Springs Highway, #161-371
Birmingham, AL 35209

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty thousand and 00/100 (\$30,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Thomas L. Alfano, Jr., a single man, and Cleola H. Alfano nka Cleola Shea and husband, Thomas C. Shea, both of whom sign by their Agent and Attorney in Fact, Mary K. Jones (herein referred to as grantors) do grant, bargain, sell and convey unto Century Revitalization Group, Inc., (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

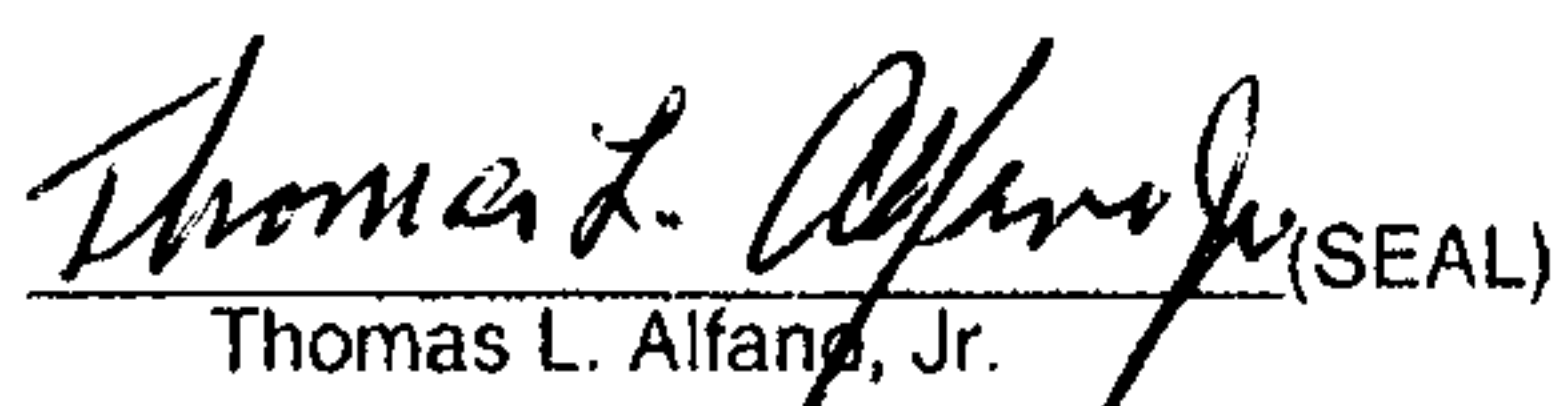
Lot 4, according to the Survey of Kingridge Subdivision, as recorded in Map Book 6, Page 87, in the Probate Office of Shelby County, Alabama. Situated in the Town of Helena, Shelby County, Alabama.

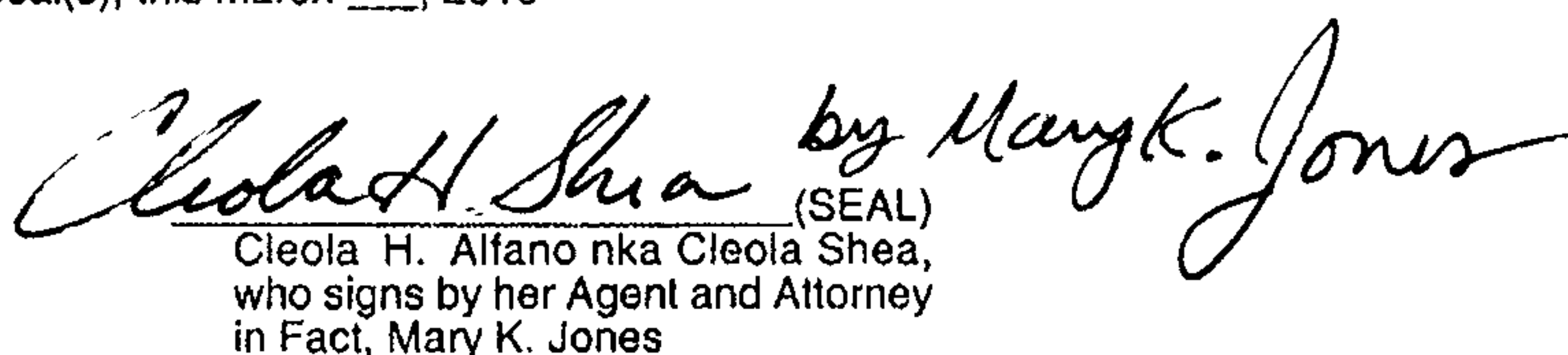
Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

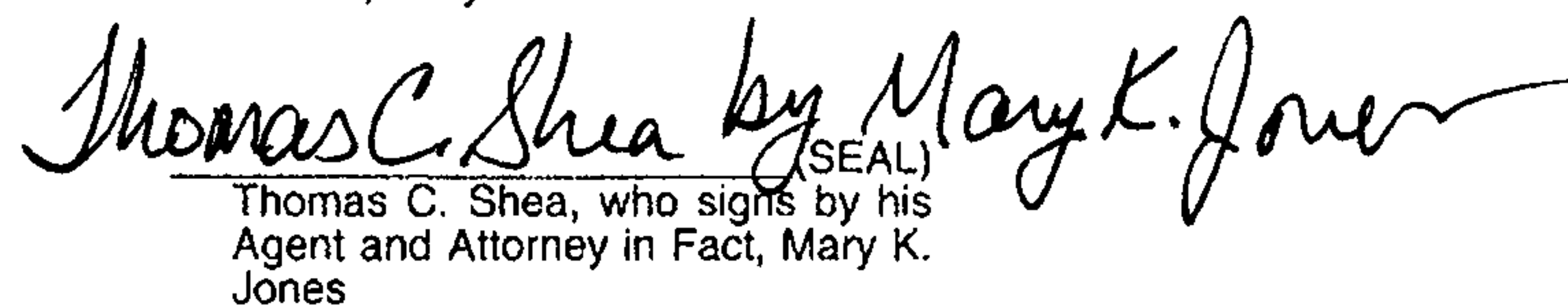
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we)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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this March ____, 2016

 (SEAL)
Thomas L. Alfano, Jr.

 (SEAL)
Cleola H. Alfano nka Cleola Shea,
who signs by her Agent and Attorney
in Fact, Mary K. Jones

____ (SEAL)

 (SEAL)
Thomas C. Shea, who signs by his
Agent and Attorney in Fact, Mary K.
Jones

STATE OF MISSISSIPPI
~~HARRISON~~ COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas L. Alfano, Jr., a single person, whose name is 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, he executed the same voluntarily on the day first written above, for and as the act of said entity.

Given under my hand and official seal on March 21st, 2016

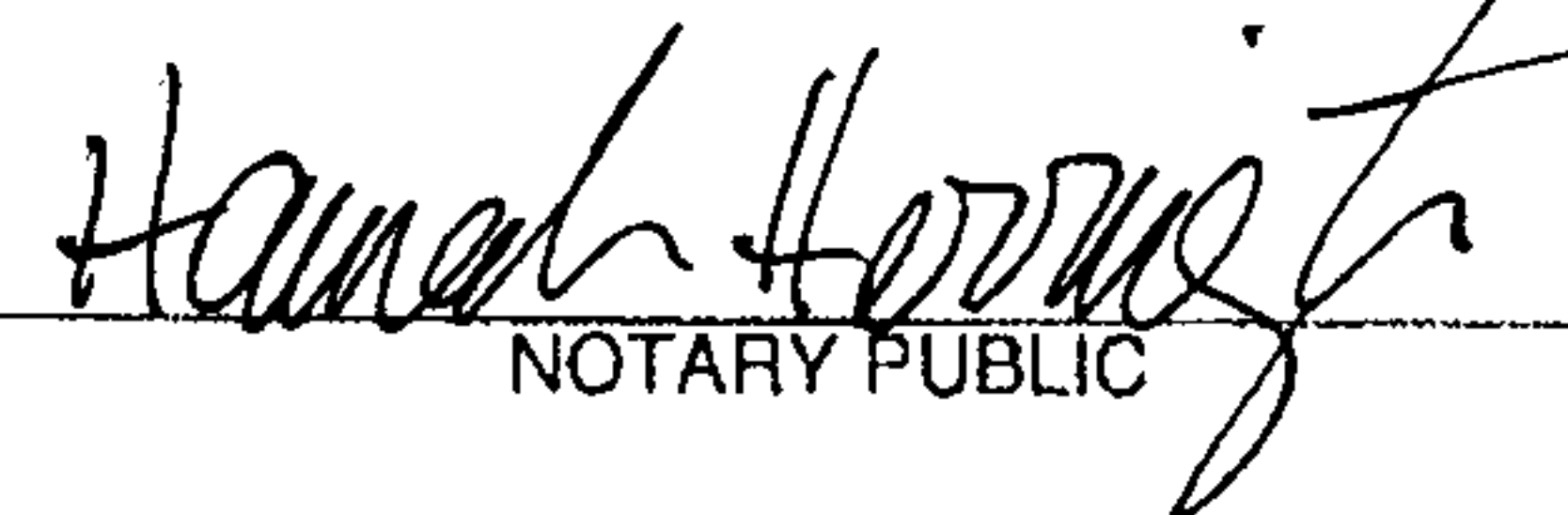
My commission expires:

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Mary K. Jones, whose name as Attorney-in-Fact for both Cleola H. Alfano, nka Cleola Shea, and husband Thomas C. Shea, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Attorney-in-Fact for both parties, and with full authority, executed the same voluntarily on the day the same bears date.


Given under my hand and office seal this March 22, 2016.

My commission expires:


NOTARY PUBLIC




Notary Public


20160404000107760 1/2 \$48.00
Shelby Cnty Judge of Probate, AL
04/04/2016 11:36:38 AM FILED/CERT

Shelby County, AL 04/04/2016
State of Alabama
Deed Tax: \$30.00

Real Estate Sales Validation Form

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

Grantor's name: Thomas L. Alfano, Jr.

Grantee's Name: Century Revitalization Group Inc.

Mailing address: 1616 Ter. Dr., Gulfport, MS 39501

Mailing address: 429 Greensprings Hwy, Bham, AL 35209

Property address: 2321 Kala Street, Helena, AL 35080

Date of Sale: March 22, 2016

Total Purchase Price: \$30,000.00

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 value

☒ 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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: March 22, 2016

Print name: Alan C. Keith

☒ Unattested
(One)

(Verified by)

Sign:

Grantor, Grantee or Closing agent (Circle)

20160404000107760 2/2 \$48.00
Shelby Cnty Judge of Probate, AL
04/04/2016 11:36:38 AM FILED/CERT