

20160405000109310  
04/05/2016 10:31:04 AM  
DEEDS 1/4

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:  
United Lender Services, Corp.  
ATTN: RECORDING  
1000 Commerce Drive, Suite 110  
Park Place One  
Pittsburgh, PA 15275  
866-902-7569  
File No. 130163

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13-6-23-2-004-014.000**

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**GENERAL WARRANTY DEED**

**DRESDEN LEEBRON CINCURAK** who acquired title as **DRESDEN LEEBRON** joined by husband **MATTHEW CINCURAK**, hereinafter grantors, of **Shelby County, Alabama**, for \$173,400.00 (One Hundred Seventy Three Thousand Four Hundred Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **RYAN ALAN COTTIS** and **PAMELA LYNN COTTIS, HUSBAND AND WIFE**, hereinafter grantees, whose tax mailing address is **102 JUNIPER CIR., PELHAM, AL 35124**, the following real property:

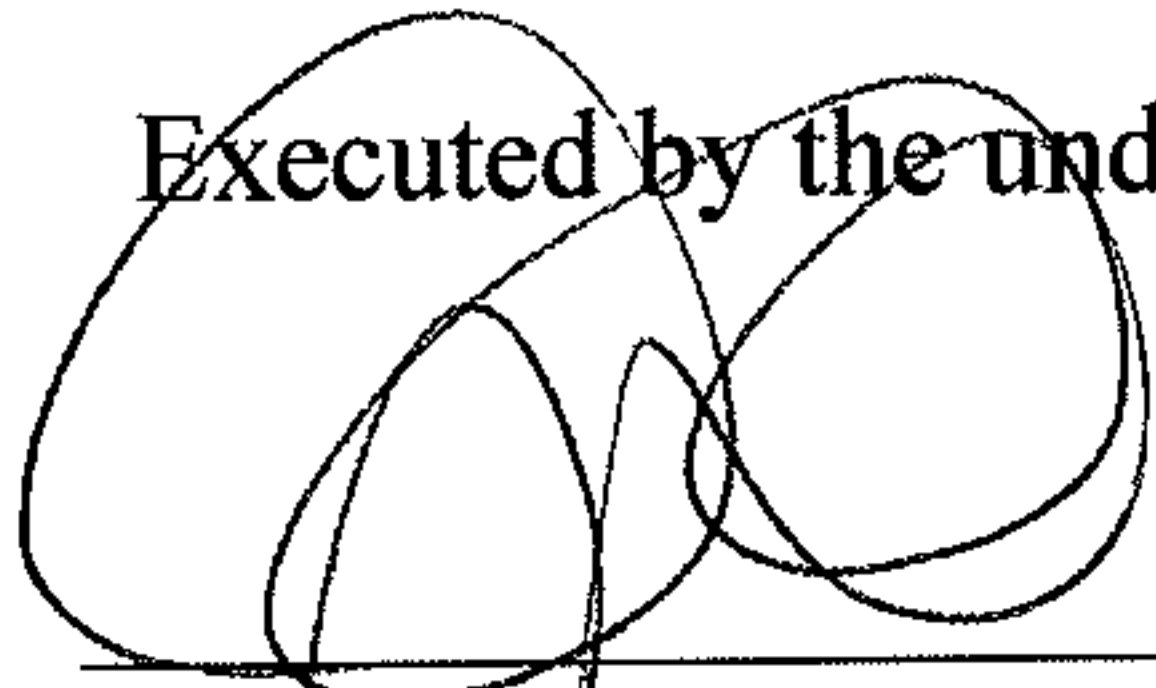
**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 104, ACCORDING TO THE SURVEY OF IVY BROOK, PHASE TWO, THIRD ADDITION, AS RECORDED IN MAP BOOK 21, PAGE 20, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**  
**Property Address is: 102 JUNIPER CIR., PELHAM, AL 35124**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 20060614000282240

Executed by the undersigned on March 31, 2016:



**DRESDEN LEEBRON CINCURAK**  
who acquired title as **DRESDEN**  
**LEEBRON**


STATE OF Tennessee  
COUNTY OF Maury

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **DRESDEN LEEBRON CINCURAK** who acquired title as **DRESDEN LEEBRON** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>ST</sup> day of March, 2016

  
Karen Seigniax  
Notary Public

My Commission Expires:  
December 19, 2016

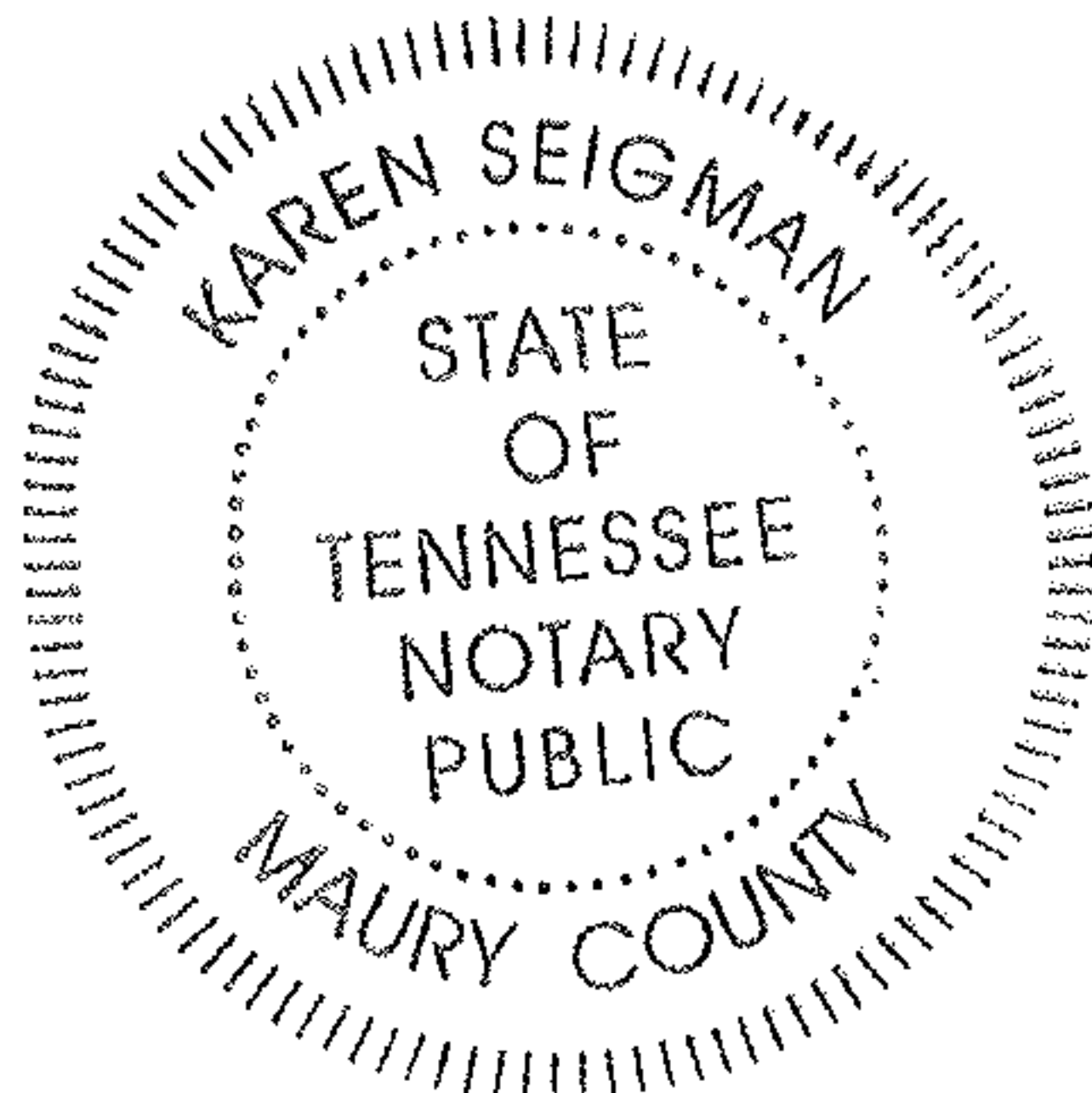
  
MATTHEW CINCURAK

STATE OF Tennessee  
COUNTY OF Maury

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **MATTHEW CINCURAK** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of March, 2016

  
Notary Public





## Real Estate Sales Validation Form

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

Grantor's Name DRESDEN LEEBRON  
CINCURAK who acquired title as  
DRESDEN LEEBRON and  
MATTHEW CINCURAK

Mailing Address 2418 Soule Dr.  
Columbia, TN  
38401

Property Address 102 JUNIPER CIR.,  
PELHAM, AL 35124

Grantee's Name RYAN ALAN COTTIS and  
PAMELA LYNN COTTIS

Mailing Address 102 JUNIPER CIRCLE  
PELHAM, AL 25124

Date of Sale 3-31-16  
Total Purchase Price \$ 173,400.00  
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 3/31/16

Print Dresden Leebbron Cincurak

Sign

(Signature)  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/05/2016 10:31:04 AM  
\$29.50 DEBBIE  
20160405000109310

(Signature)

**Form RT-1**