

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

20160601000188330
06/01/2016 03:29:43 PM
DEEDS 1/4

Send Tax Notice to:
Cathy Chiaramonte
9122 Bluff Ridge Road
Bessemer, AL 35022

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$102,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **JEFFREY SCOTT BARRENTINE, a married man** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **CATHY CHIARAMONTE** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$105,398.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

Subject property is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 31st day of May, 2016.


JEFFREY SCOTT BARRENTINE

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JEFFREY SCOTT BARRENTINE**, 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of May, 2016.

NOTARY PUBLIC
My commission expires:

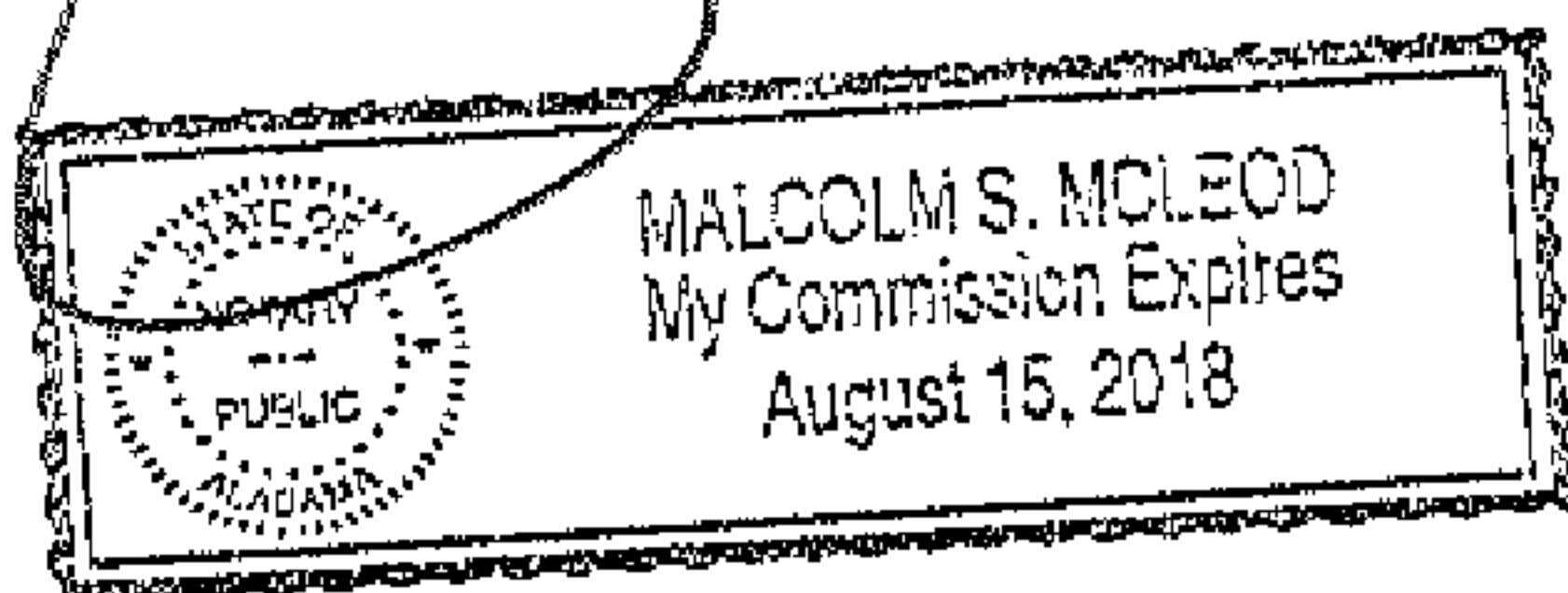
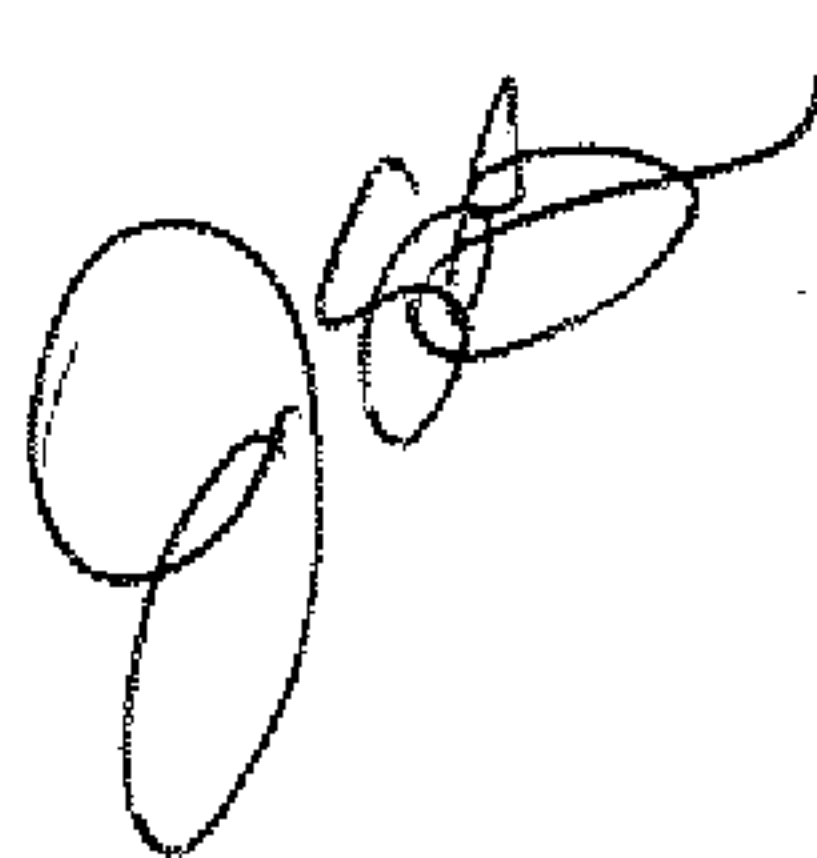


Exhibit A, Legal Description

Commence at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 32, Township 20 South, Range 4 West, Huntsville Meridian, Jefferson County, Alabama; thence run in a Westerly direction along the South line of said Quarter-Quarter Section for a distance of 264.03 feet to the Westerly line of that parcel as described in Deed Book 546, Page 92 in the Office of the Judge of Probate, Bessemer Division, Jefferson County, Alabama and to the POINT OF BEGINNING; thence continue in a Westerly direction along said South line for a distance of 362.97 feet; thence turn an interior angle to the left of 41 degrees 35 minutes 14 seconds and leaving said South line run in a Northeasterly direction for a distance of 242.21 feet; thence turn an interior angle to the left of 138 degrees 58 minutes 39 seconds and run in an Easterly direction for a distance of 177.00 feet to the aforementioned Westerly line of that parcel as described in Deed Book 546, Page 92; thence turn an interior angle to the left of 91 degrees 07 minutes 58 seconds and run in a Southerly direction along said Westerly line for a distance of 162.59 feet to the POINT OF BEGINNING.

Together with a 20 foot private driveway easement as shown by Map of Bluff Ridge Estates, as recorded in Map Book 18 page 85 in the Probate office of Shelby County, Alabama.

A handwritten signature in black ink, appearing to be 'J. S.', located at the bottom center of the page.

Real Estate Sales Validation Form

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

Grantor's Name JEFFREY SCOTT BARRENTINE

Grantee's Name CATHY CHIARAMONTE

Mailing Address 9122 BLUFF RIDGE ROAD
BESSEMER, AL 35022

Mailing Address 9122 BLUFF RIDGE ROAD
BESSEMER, AL 35022

Property Address 9122 BLUFF RIDGE ROAD
BESSEMER, AL 35022

Date of Sale May 31, 2016

Total Purchase Price \$102,500.00

or

Actual Value \$

or

Assessor's Market Value \$

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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 May 31, 2016

Print Malcolm S. McLeod

☐ Unattested

Malcolm S. McLeod
(verified by)

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

My Commission Expires
March 8th, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2016 03:29:43 PM
\$24.00 CHERRY
20160601000188330

[Signature]