

Mail Tax Notice to:

Robin A. Kramer
4929 Forest Ave.
Unit 20
Downers Grove, IL 60515-2885

When recorded return to:

Robin A. Kramer
4929 Forest Ave.
Unit 20
Downers Grove, IL 60515-2885

This document prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
301 Nineteenth Street North, Suite 501
Birmingham, Alabama 35203



20160722000256920 1/5 \$122.00
Shelby Cnty Judge of Probate, AL
07/22/2016 09:21:03 AM FILED/CERT

Shelby County, AL 07/22/2016
State of Alabama
Deed Tax: \$95.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **New Centennial Realty Co., LLC**, an Alabama limited liability company, d/b/a NCR, LLC (the "Grantor"), in hand paid by **Robin A. Kramer**, an adult person, and **Joseph T. Bolino, Jr.**, an adult person, (collectively, the "Grantees"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees, for and during their joint lives as joint tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that certain parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and incorporated herein by this reference (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its heirs and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD to the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its heirs and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor will and the Grantor's successors and assigns shall warrant and defend the Property to the Grantee, its heirs and assigns, forever, against the lawful claims of all persons claiming by through or under the Grantor.

(Remainder of page intentionally left blank. See following page for signatures.)

5th IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the
day of July, 2016.

Grantor:

New Centennial Realty Co., LLC
d/b/a NCR. LLC

By: [Signature]

Name: Gary Smith

Its: member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gary Smith, whose name as Member of **New Centennial Realty Co., LLC**, an Alabama limited liability company, d/b/a NCR, LLC, 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/she executed the same voluntarily as the act of said limited liability company.

Given under my hand and official seal this 5th day of July, 2016.

{NOTORIAL SEAL}

[Signature]
Notary Public
My commission expires: 2-25-2017



20160722000256920 2/5 \$122.00
Shelby Cnty Judge of Probate, AL
07/22/2016 09:21:03 AM FILED/CERT

EXHIBIT A

Legal Description

Lot 4 of Smith's Addition to Bridgewater Drive, as recorded in Map Book 46, Page 42, in the Probate Office of Shelby County, Alabama.

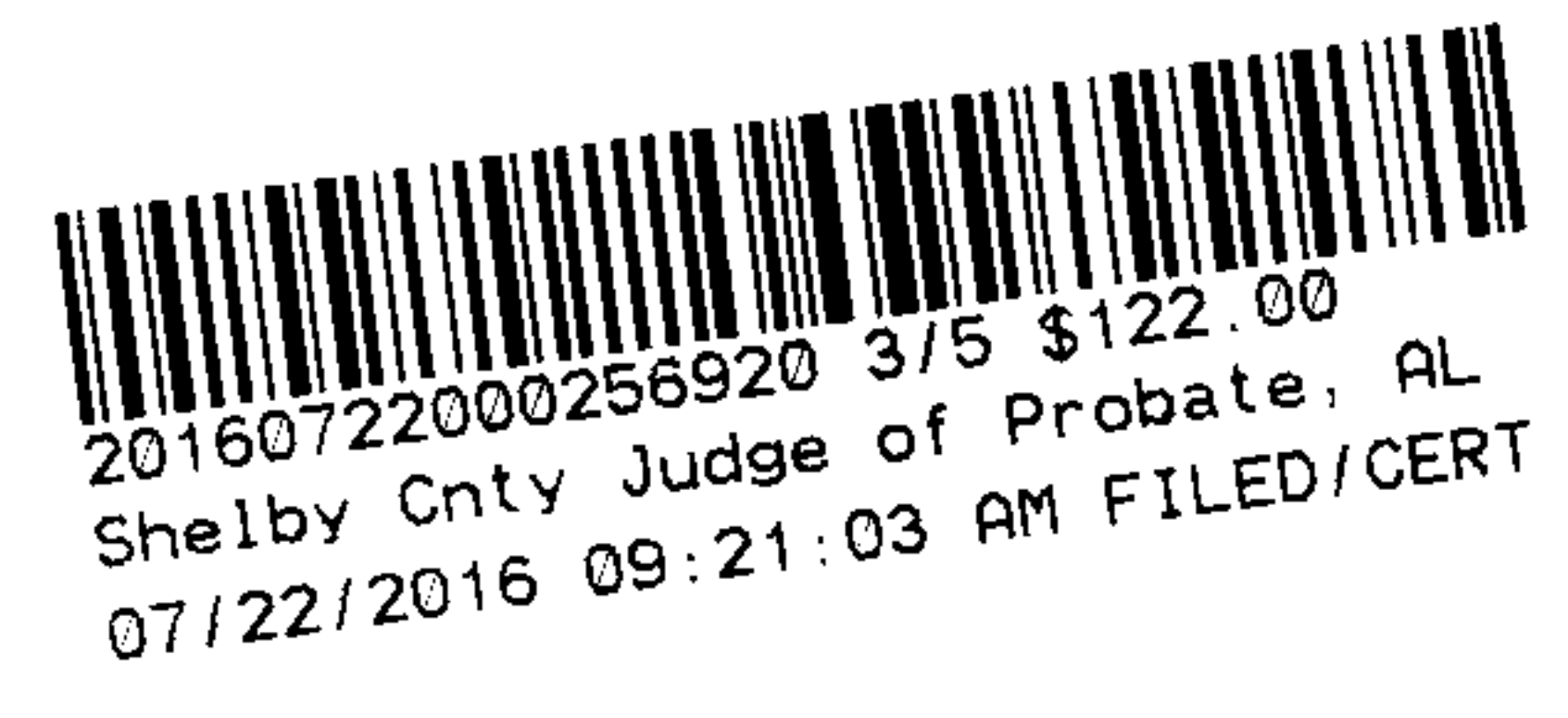
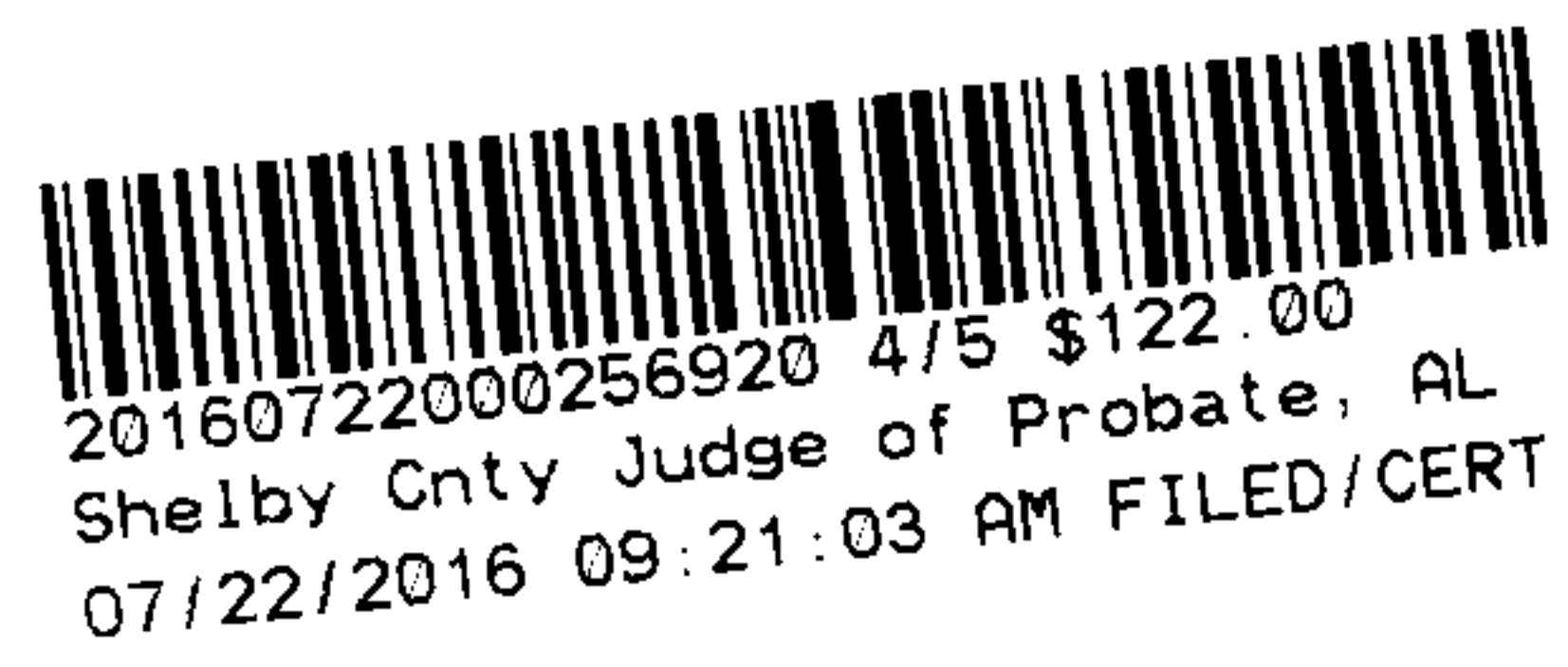


EXHIBIT B

Permitted Encumbrances

1. Ad Valorem Taxes for 2016 and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Reservation of mineral and mining rights in instrument recorded in Deed Book 127, Page 140, together with the appurtenant rights to use the surface.
5. Easement to Alabama Power Company as set forth in the instrument recorded in Deed Book 119, Page 552, in the Probate Office of Shelby County, Alabama.
6. Asphalt pavement encroachment on the Southeast corner of lot shown on survey by Steven H. Gilbert, Reg. L. S. #15707, dated January 25, 2006.
7. Easement in favor of Alabama Power Company recorded December 14, 2009, in Official Records Document No. 20091214000457840 in the Probate Office of Shelby County, Alabama.
8. Terms, conditions, and restrictions as set forth on record plat map.



Real Estate Sales Validation Form

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

Grantor's Name New Centennial Realty Co., LLC
Mailing Address d/b/a NCR, LLC

Grantee's Name Robin A. Kramer
Mailing Address _____

Property Address See Exhibit A of deed attached hereto.

Date of Sale 7-5, 2016

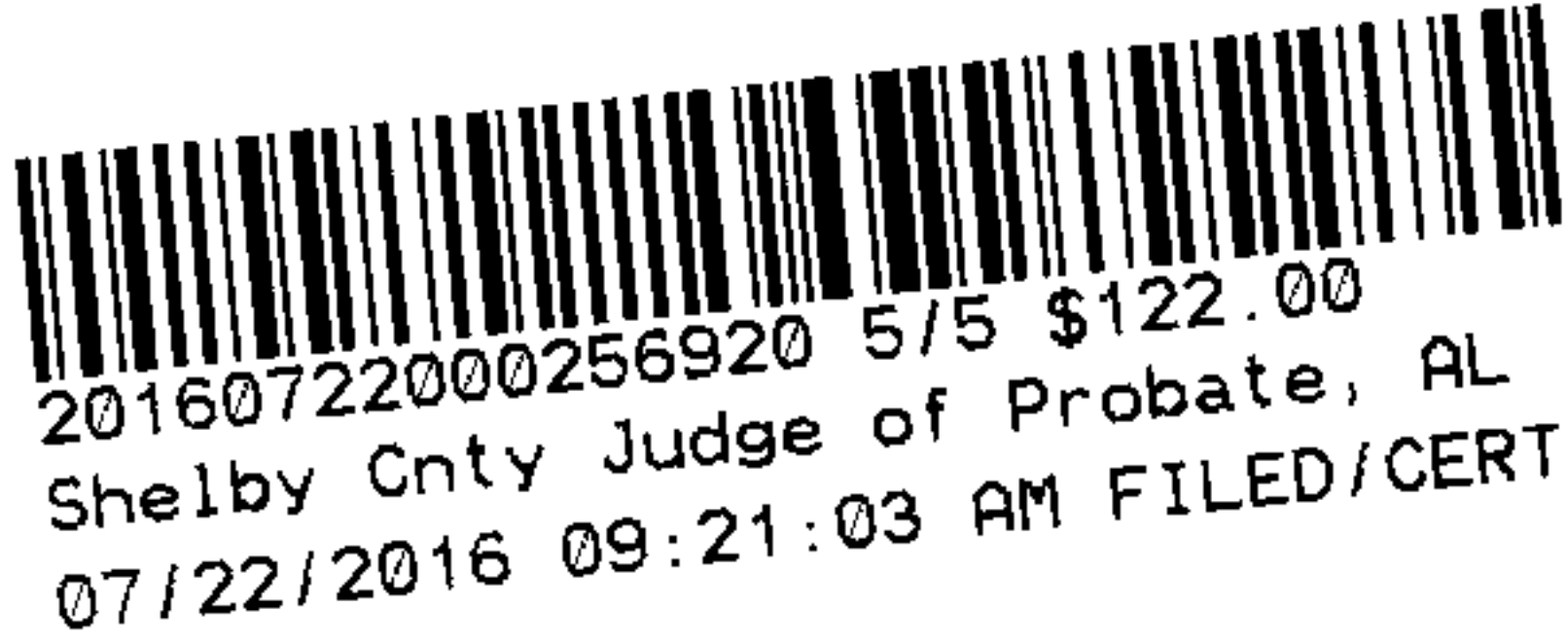
Total Purchase Price \$ 95,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other _____

☒ 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 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 7-5-16

Print Gary Smith

Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1