

This Instrument was Prepared by:
Waymon D. Rasco, Jr., President
Rasco Contracting, Inc.
401 Chelsea Way
Columbiana, AL 35051

Send Tax Notice To: Michael Cost
1181 Old Highway 25
Columbiana, AL 35051



20160803000274460 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
08/03/2016 11:48:36 AM FILED/CERT

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Fifty Nine Thousand Nine Hundred Dollars and No Cents (\$159,900.00)**, to the undersigned Grantor, **Rasco Contracting, Inc.** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Michael Cost, a single man** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

All that certain lot or parcel of land situated in the City of Columbiana, County of Shelby, State of Alabama, and being more particularly described as follows:

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Northwest Quarter of Section 35, Township 21 South, Range 1 West and run North 88 degrees 30 minutes 09 seconds East along the South line of said quarter-quarter Section for 82.00 feet to a point of course for 281.84 feet, thence run North 3 degrees 07 minutes 01 seconds West for 653.45 feet to a point on the South right of way line of County Road No. 25; thence run South 63 degrees 07 minutes 03 seconds West along said right of way line 170.20 feet to a point, said point being the beginning of a curve to the right, said curve having a central angle of 2 degrees 39 minutes 20 seconds and a radius of 2258.06 feet, said curve being subtended by a chord which bears South 64 degrees 26 minutes 43 seconds West for a distance of 104.64 feet; thence run Southwesterly along the arc of said curve and said right of way for 104.65 feet; thence run South 00 degrees 00 minutes 00 seconds West for 537.75 feet to the point of beginning; being situated in Shelby County, Alabama.

\$157,003.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, Waymon D. Rasco, Jr. who is authorized to execute this conveyance, with full power and authority has hereto set its signature and seal, this the 28th day of July, 2016.

Waymon D. Rasco, Jr. Pres
Rasco Contracting, Inc.

Shelby County, AL 08/03/2016
State of Alabama
Deed Tax: \$3.00

State of Alabama

} General Acknowledgment

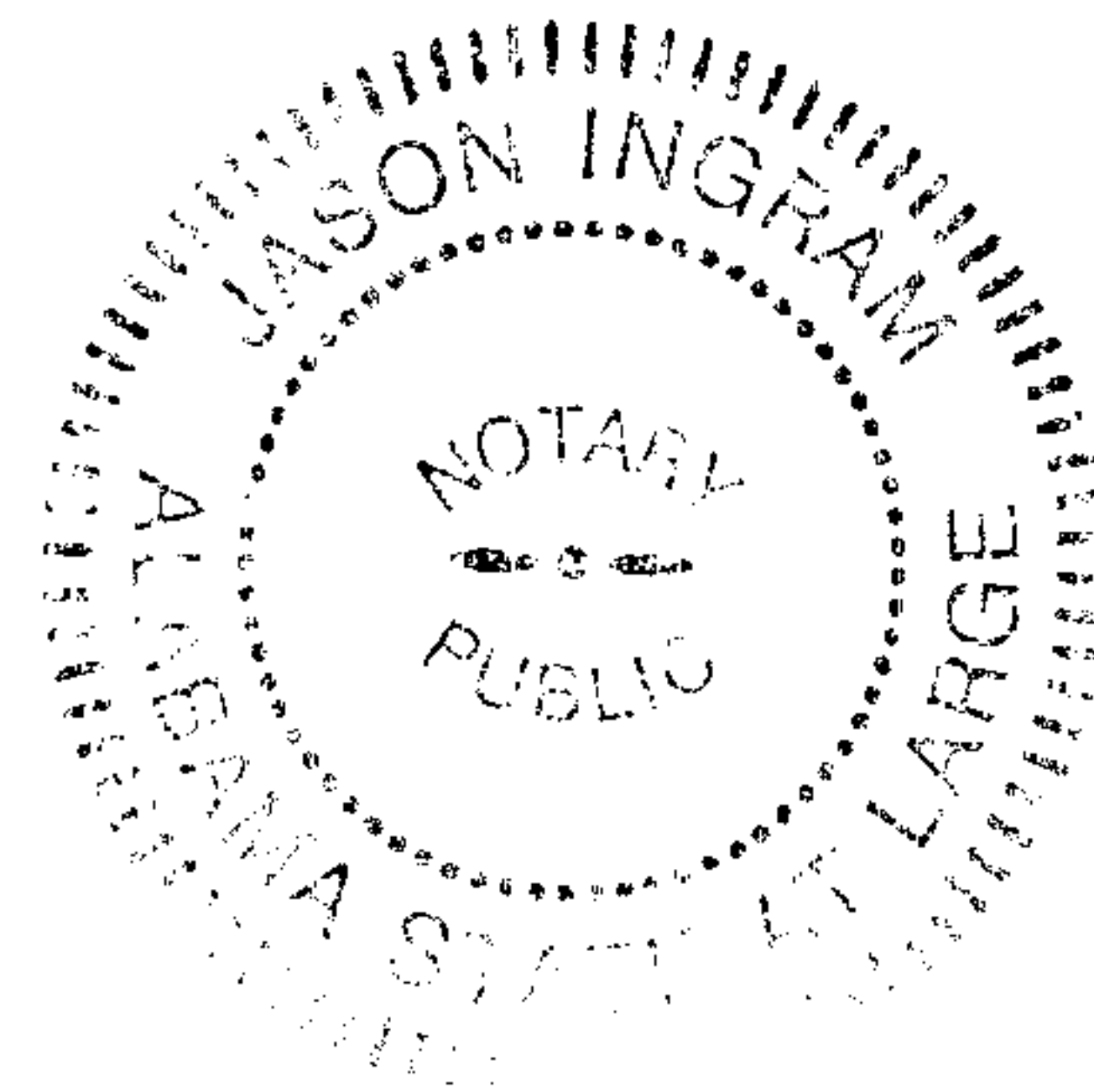
Shelby County

I, Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that Waymon D. Rasco, Jr. whose name as President of Rasco Contracting, Inc. 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 with full power and authority the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this the 28th day of July, 2016.

Jason Ingram
Notary Public, State of Alabama

Printed Name of Notary Jason Ingram
My Commission Expires July 13th, 2019
My Commission Expires: _____



1900
300
\$ 2200

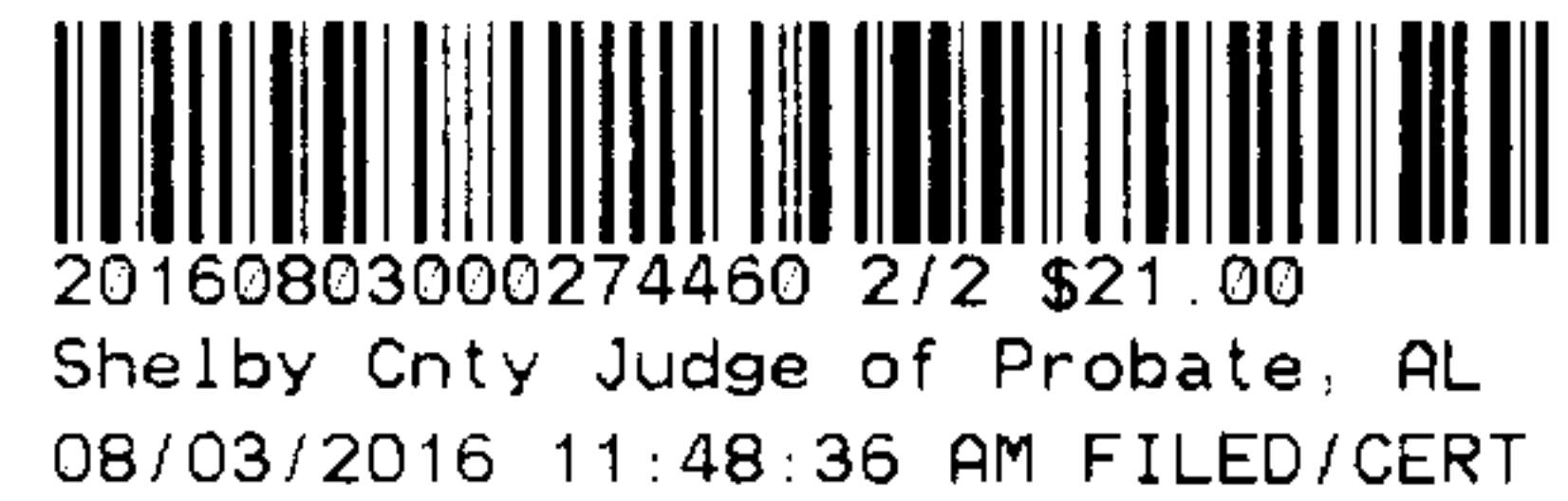
Real Estate Sales Validation Form

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

Grantor's Name	Rasco Contracting, Inc.	Grantee's Name	Michael Cost
Mailing Address	<u>P.O. Box 1222</u> <u>Columbiana, Alabama 35051</u>	Mailing Address	<u>1181 Old Highway 25</u> <u>Columbiana, Alabama 35051</u>
Property Address	<u>1181 Old Highway 25</u> <u>Columbiana, Alabama 35051</u>	Date of Sale	<u>July 28, 2016</u>
		Total Purchase Price	<u>\$159,900.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 January 15, 2014

Print Waymon D. Rasco, Jr

Unattested

(verified by)

Sign Waymon D. Rasco, Jr

(Grantor/Grantee/Owner/Agent) circle one