

This Instrument was Prepared By:
Mary F. Roensch
P. O. Box 247
Alabaster, Alabama 35007

MAIL TAX NOTICE TO:
Gayton E. Lopresti, Jr.
362 WINFORD TRACE
ALABASTER, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Thousand and no/100 Dollars (\$80,000.00) to the undersigned GRANTORS, Mary F. Roensch, a married woman, Janet F. Standridge, a married woman, and Joanne F Enck, a married woman, (herein referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto

Gayton E. Lopresti, Jr.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION


Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$80,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said GRANTORS do for themselves, their 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, unless otherwise stated above; that they have 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 GRANTORS who are authorized to execute this conveyance hereto set their signatures and seals, this 27th day of July, 2016.


20160902000321840 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
09/02/2016 04:02:38 PM FILED/CERT

BY: Mary F. Roensch
Mary F. Roensch

BY: Janet F. Standridge
Janet F. Standridge

BY: Joanne F. Enck
Joanne F. Enck

STATE OF ALABAMA)

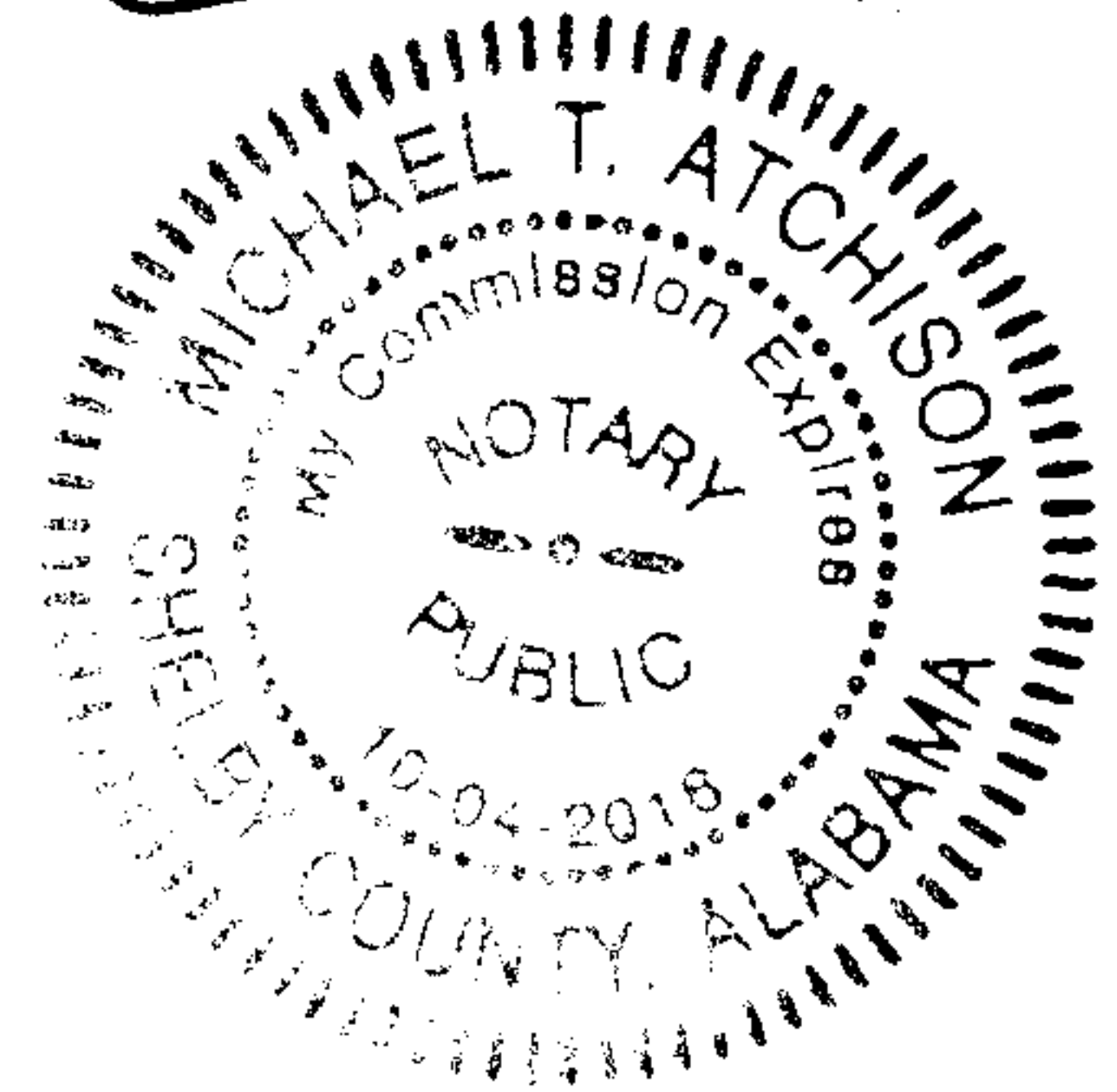
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY F. ROENSCH, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same voluntarily.

Given under my hand and official seal this 27th day of July, 2016.

[Signature]
Notary Public

My Commission Expires 10-4-16



STATE OF ALABAMA)

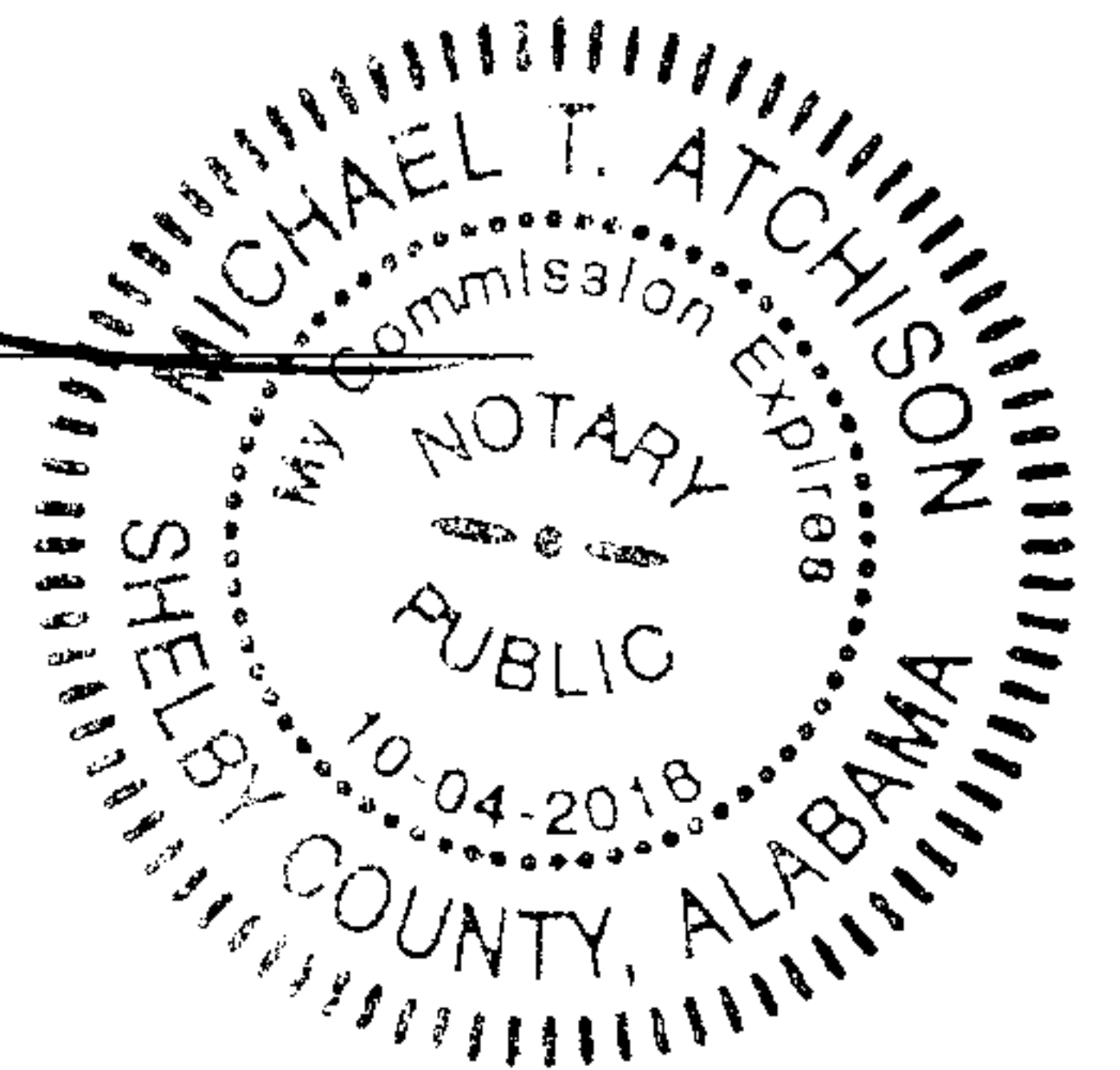
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANET F. STANDRIDGE, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same voluntarily.

Given under my hand and official seal this 27th day of July, 2016.

[Signature]
Notary Public

My Commission Expires 10-4-16



STATE OF GEORGIA)

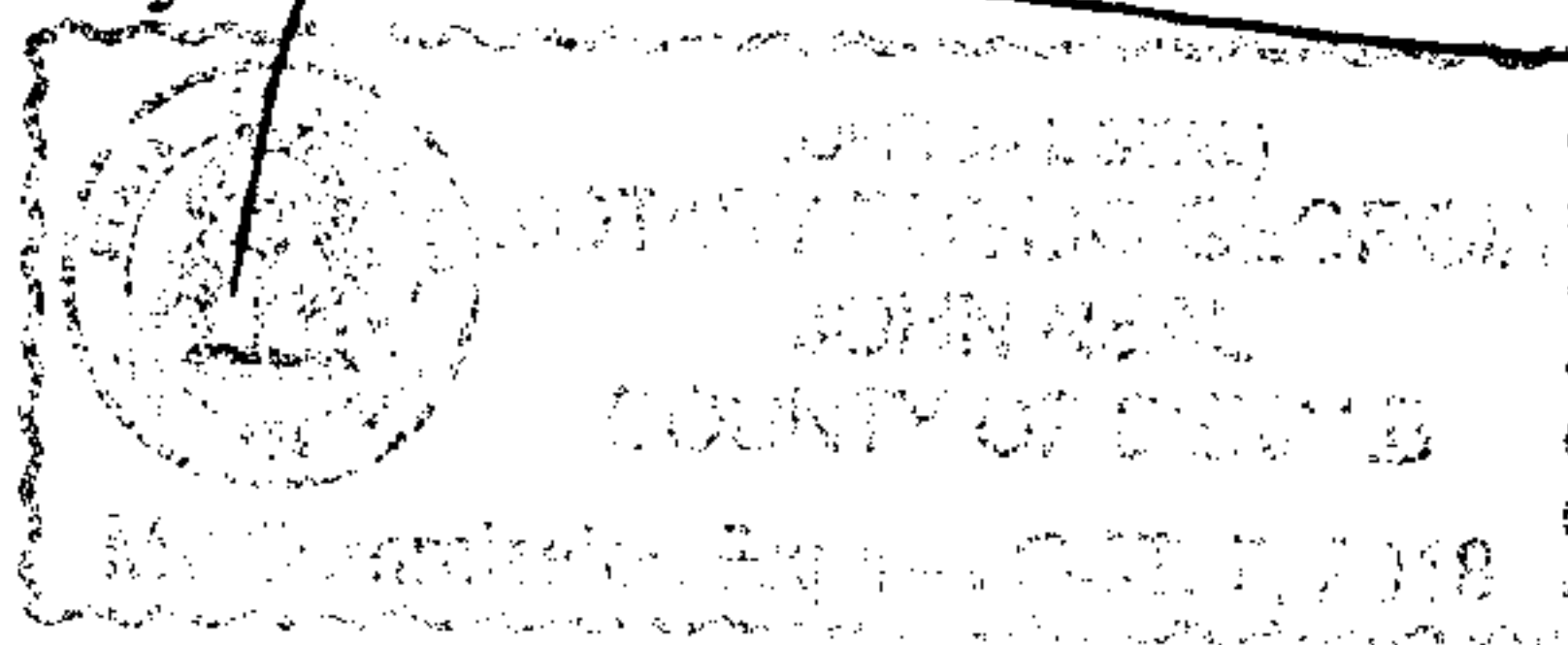
FULTON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOANNE F. ENCK, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same voluntarily.

Given under my hand and official seal this 14th day of June, 2016

[Signature]
Notary Public

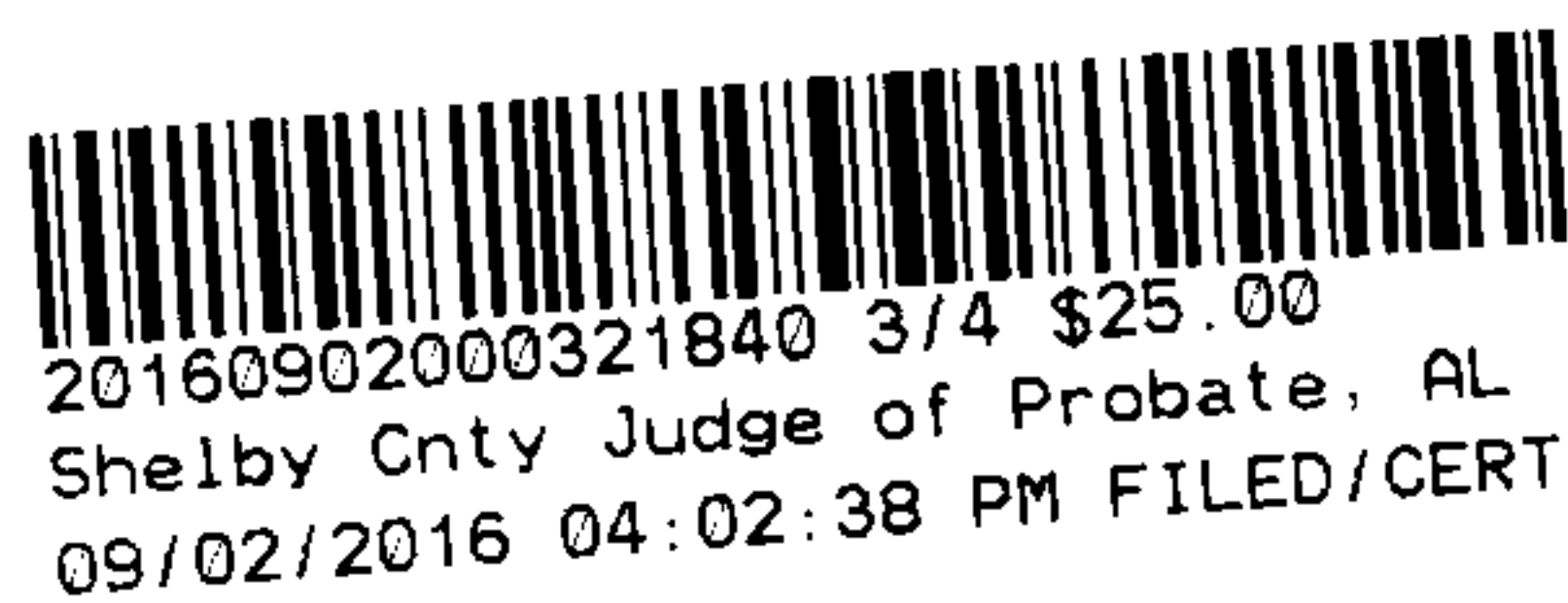
My Commission Expires 10/07/2018



20160902000321840 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
09/02/2016 04:02:38 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being a part of Lot 6 and Lots 7, 8, and 9, of Block 2, of Buck Creek Cotton Mill subdivision as recorded in Map Book 3, Page 9, as recorded in the Office of the Judge of Probate in Shelby County, Alabama, and being more particularly described as follows:
Begin at the NE corner of Lot 7, Block 2, of Buck Creek Cotton Mill Subdivision as recorded in Map Book 3, Page 9, as recorded in the Office of the Judge of Probate in Shelby County, Alabama; thence South 88 degrees 23 minutes 26 seconds West along the North line of said Lot 7 a distance of 645.77 feet; thence North 5 degrees 22 minutes 58 seconds West a distance of 2.00 feet; thence South 88 degrees 22 minutes 1 seconds West a distance of 165.82 feet to the Easterly right of way of U.S. Route 31 and a point on a curve to the left having a central angle of 6 degrees 24 minutes 4 seconds and a radius of 1382.69 feet, said curve subtended by a chord bearing South 5 degrees 40 minutes 32 seconds East and a chord distance of 154.40 feet; thence along the arc of said curve and along said right of way a distance of 154.48 feet to the intersection of said right of way and the South line of Lot 9 of said subdivision; thence North 88 degrees 13 minutes 31 seconds East along the South line of said Lot 9 a distance of 818.61 feet to the SE corner of said Lot 9; thence North 8 degrees 25 minutes 49 seconds West along the East line of said Lot 9 a distance of 50.41 feet to the SE corner of Lot 8 of said subdivision; thence North 8 degrees 25 minutes 49 seconds West along the East line of said Lot 8, a distance of 50.41 feet to the SE corner of said Lot 7; thence North 8 degrees 21 minutes 1 seconds West along the East line of said Lot 7, a distance of 49.97 feet to the point of beginning.
Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Mary F. Roensch
Janet F. Standridge
Joanne F. Enck

Mailing Address P.O. Box 247
ALABASTER, AL 35007

Property Address 239 1st St. S
Alabaster, AL 35007

Grantee's Name Gayton E. LoPriesti, Jr.

Mailing Address 362 Wixford Trace
Alabaster, AL 35007

Date of Sale July 27, 2016

Total Purchase Price \$80,000.00

or
Actual Value _____

or
Assessor's Market Value _____



20160902000321840 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
09/02/2016 04:02:38 PM FILED/CERT

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 July 27, 2016

Print Mary F. Roensch

Unattested

(verified by)

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