

This instrument prepared by:
Rosalia Daggall
3170 Highway 31 South
Pellham, AL 35124

SEND TAX NOTICE TO:
Ryan A. Toth
481 Ramsgate Drive
Alabaster, AL 35114

20170824000309620
08/24/2017 03:46:43 PM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Seventy-Six Thousand And No/100 Dollars (\$276,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, James T. Pippin and Sherrie L. Pippin, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ryan A. Toth, a married man (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 392, according to the Map and Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 12B, as recorded in Map Book 39, Page 92, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a PURCHASE MONEY MORTGAGE being executed simultaneously herewith.

Subject to a third party mortgage in the amount of \$262,200.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 18, 2017.

James T. Pippin

Sherrie L. Pippin

STATE OF Alabama
COUNTY OF SHELBY

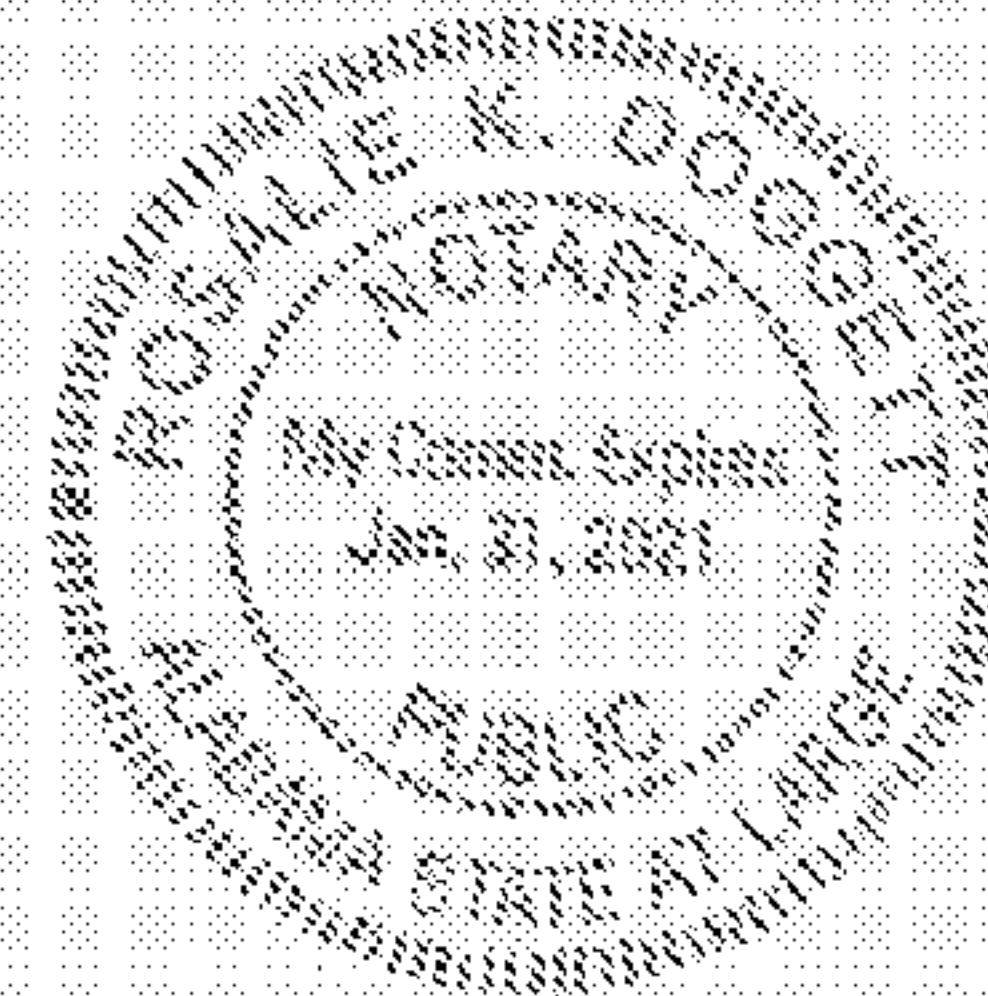
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify James T. Pippin and Sherrie L. Pippin whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 08/18/2017

Notary Public

My commission expires: 1/31/21

FILE NO.: TS-1701901



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	James T. Pippin and Sherrie L. Pippin	Grantee's Name	Ryan A. Toth
Mailing Address	481 Ramsgate Dr. Alabaster, AL 35114	Mailing Address	481 Ramsgate Dr. Alabaster, AL 35114
Property Address	481 Ramsgate Drive Alabaster, AL 35114	Date of Sale	August 18, 2017
		Total Purchase Price	\$276,000.00
		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 - James T. Pippin and Sherrie L. Pippin, . .

Grantee's name and mailing address - Ryan A. Toth, . .

Property address - 481 Ramsgate Drive, Alabaster, AL 35114

Date of Sale - August 18, 2017.

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.

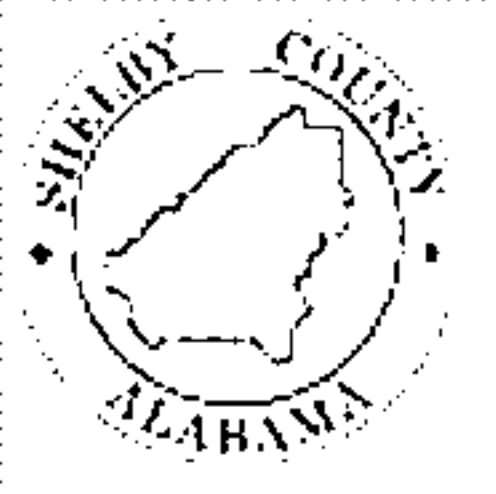
Actual Value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: August 18, 2017

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/24/2017 03:46:43 PM
\$32.00 CHERRY
20170824000309620

