

This Instrument was Prepared by:

Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201

Send Tax Notice To: Jason B. Kenwright  
Lindsey A. Kenwright  
725 Rosebury Road  
Helena, AL 35080

20170905000323180  
09/05/2017 12:05:06 PM  
DEEDS 1/3

**WARRANTY DEED**

State of Alabama

) Know All Men by These Presents:

Shelby County

That in consideration of the sum of Three Hundred Fifteen Thousand Seven Hundred Fifty Dollars and No Cents (\$315,750.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Douglas Giannetto Jr. and Alexis Giannetto, husband and wife, whose mailing address is 3606 Branson Island Drive, Katy, TX 77494 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Jason B. Kenwright and Lindsey A. Kenwright, whose mailing address is 725 Rosebury Road, Helena, AL 35080 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is 725 Rosebury Road, Helena, AL 35080; to wit;

LOT 127, ACCORDING TO THE SURVEY OF HILLSBORO SUBDIVISION PHASE III, AS RECORDED IN MAP BOOK 39 PAGE 123 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$284,175.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

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

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 39, Page 123 A, B, C.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 39, Page 123 A, B, C.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book Instrument #2006-61806; Instrument #2006-56760; Instrument #2007-1635; Instrument #2006-56759; Instrument #2006-31649; Instrument #2006-58307 and Instrument #2007-16350 in the Probate Office of Shelby County, Alabama.

Easement as set forth in Instrument #2006-42215.

Right of Way to Alabama Power Company recorded in Instrument No. 2006-61280.

Alabama Power Corporation Grant of Land Easement and Restrictive Covenants for Underground Facilities as recorded as Instrument No. 20060630000316490 in the Probate Office of Shelby County, Alabama;

Alabama Power Corporation Easement — Distribution Facilities as recorded as Instrument No. 20060828000422150 in the Probate Office of Shelby County, Alabama;

Articles of Incorporation of Hillsboro Residential Association, Inc. as recorded in Bk: LR200666, Pg: 12615 as Instrument No. 20061121001618520, in the Probate Office of Jefferson County, Alabama, and the unrecorded By-Laws thereof;

Articles of Incorporation of Appleford Swim Club, Inc. as recorded in Bk: LR200666, Pg: 12629 as Instrument No. 20061121001618530, in the Probate Office of Jefferson County, Alabama, and

unrecorded By-Laws thereof;

Declaration of Protective Covenants of Hillsboro (Residential) as recorded as Instrument No. 20061121000567590 in the Probate Office of Shelby County, Alabama;

Declaration of Covenants, Conditions, and Restrictions for Appleford (a Hillsboro community) as recorded as Instrument No. 20061121000567600 in the Probate Office of Shelby County, Alabama;

Special Warranty Deed to MMM Properties, LLC, as recorded as Instrument No. 20061130000583070 in the Probate office of Shelby County, Alabama;

Alabama Power Corporation Easement --- Distribution Facilities as recorded as Instrument No. 20061218000612800 in the Probate Office of Shelby County, Alabama; and

Right of First Refusal Notice to MMM Properties, LLC, as recorded as Instrument No. 20061219000618060 in the Probate Office of Shelby County, Alabama.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of August, 2017.

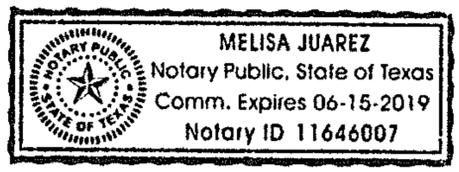
*[Signature]*  
Douglas Giannetto Jr.  
*[Signature]*  
Alexis Giannetto

State of Texas  
Baylor County ) General Acknowledgment

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Douglas Giannetto Jr. and Alexis Giannetto, husband and wife, whose names are signed to the foregoing conveyance, and who 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, this the 1st day of September, 2017.

*[Signature]*  
Notary Public, State of TEXAS  
the undersigned authority  
Printed Name of Notary  
My Commission Expires: 06/15/2019



Real Estate Sales Validation Form

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

Grantor's Name Douglas Giannetto Jr. Alexis Giannetto
Mailing Address 3606 Branson Island Drive Katy, TX 77494
Grantee's Name Jason B. Kenwright Lindsey A. Kenwright
Mailing Address 725 Rosebury Road Helena, AL 35080
Property Address 725 Rosebury Road Helena, AL 35080
Date of Sale September 01, 2017
Total Purchase Price \$315,750.00
Actual Value
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
x 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 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 August 30, 2017

Unattested

(verified by)

Print Douglas Giannetto Jr.

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20170905000323180 09/05/2017 12:05:06 PM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/05/2017 12:05:06 PM
\$53.00 CHERRY
20170905000323180

Handwritten signature