

This Instrument was Prepared by:

Send Tax Notice To: Joe Ciotta

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-19-25146

5734 Marchester Circle  
Pinson, AL 35126

### WARRANTY DEED

State of Alabama **Joint Tenants with Right of Survivorship**

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighteen Thousand Dollars and No Cents (\$18,000.00)**, 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, **Richard Engates and Renee Engates, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joe Ciotta\*** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

\* and Morgan Ciotta

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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.

**as joint tenants, with right of survivorship**

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 2 day of

January, 2019.

Richard Engates  
Richard Engates

Renee Engates  
Renee Engates

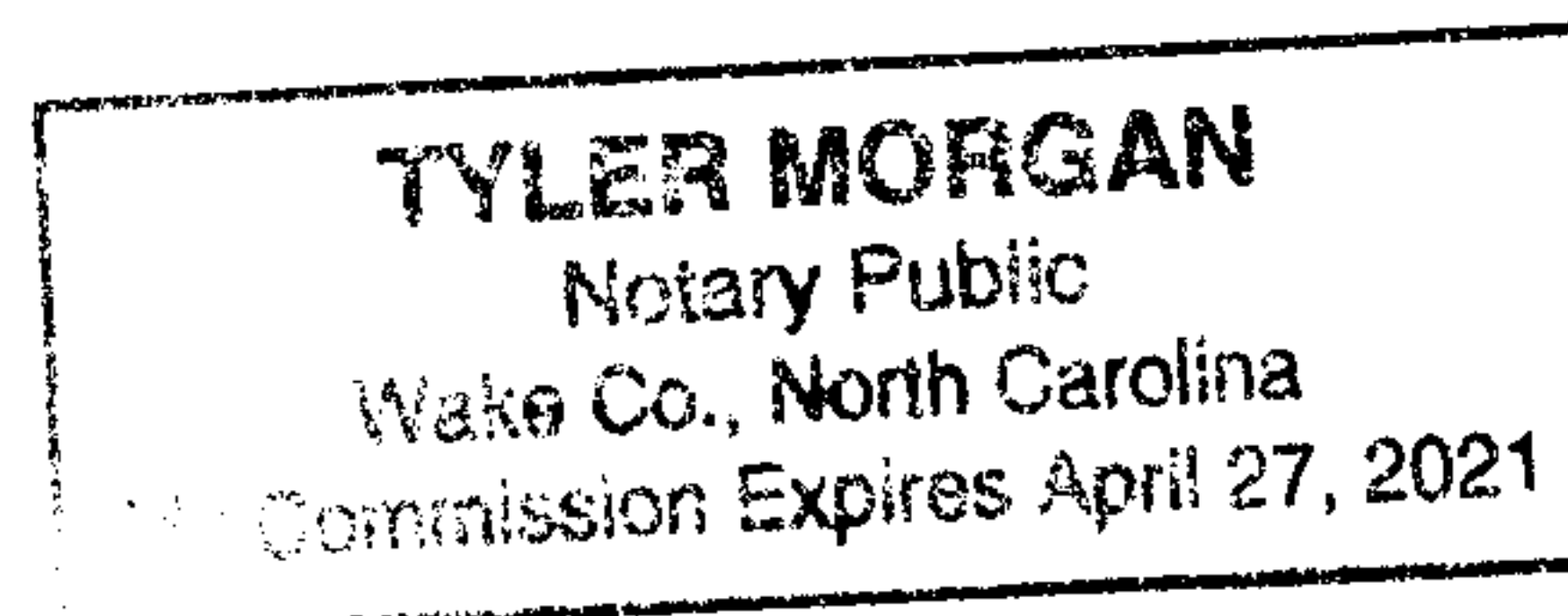
State of North Carolina

County of Wake

I, Tyler Morgan, a Notary Public in and for the said County in said State, hereby certify that Richard Engates and Renee Engates, 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 this the 2nd day of January, 2019.

Tyler Morgan  
Notary Public, State of North Carolina  
Tyler Morgan  
My Commission Expires: 27 April 2021




20190109000009260 1/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
01/09/2019 10:24:38 AM FILED/CERT

Shelby County, AL 01/09/2019  
State of Alabama  
Deed Tax: \$18.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama and run thence East along the North line of said Section 35, a distance of 1,825.16 feet to a point; thence run South a distance of 1,246.14 feet to the point of beginning of the parcel being described; thence run along the water line of Lay Lake South 68 degrees 20 minutes 53 seconds East a distance of 51.94 feet to a point; thence continue along water line South 44 degrees 35 minutes 11 seconds East, a distance of 39.49 feet to a point; thence continue along water line South 10 degrees 02 minutes 02 seconds East a distance of 31.11 feet to a point; thence run South 22 degrees 59 minutes 44 seconds West a distance of 205.79 feet to a point on the North line of a public road; thence run North 66 degrees 00 minutes 16 seconds West along said North line of said road a distance of 33.31 feet to the P.C. of a curve to the left having a central angle of 20 degrees 06 minutes 04 seconds and a radius of 177.92 feet; thence run North 76 degrees 03 minutes 17 seconds West along the chord of said curve a chord distance of 62.10 feet to a point; thence run North 20 degrees 34 minutes 41 seconds East a distance of 255.12 feet to the point of beginning.

Situated in Shelby County, Alabama.

  
20190109000009260 2/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
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### Real Estate Sales Validation Form

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

Grantor's Name Richard Engates  
Renee Engates  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Joe Ciotta  
5734 Marchester Circle  
Mailing Address PINSON AL 35126  
\_\_\_\_\_

Property Address 0 Ridge Road  
Shelby, AL 35143

Date of Sale January 04, 2019  
Total Purchase Price \$18,000.00  
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 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 02, 2019

Print Richard Engates

Unattested

Sign Richard Engates

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190109000009260 3/3 \$39.00  
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Form RT-1