

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Autumn Crites
Mary Ann Litavec
1401 Michael Drive
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
)
CHILTON COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY FOUR THOUSAND and 00/100 Dollars (\$154,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, ANNA RAINES, a single individual, and AUSTIN K. RAINES, a single individual, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto AUTUMN CRITES, a ~~single~~ ^{Married (Sd)} individual, and MARY ANN LITAVEC, a single individual, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

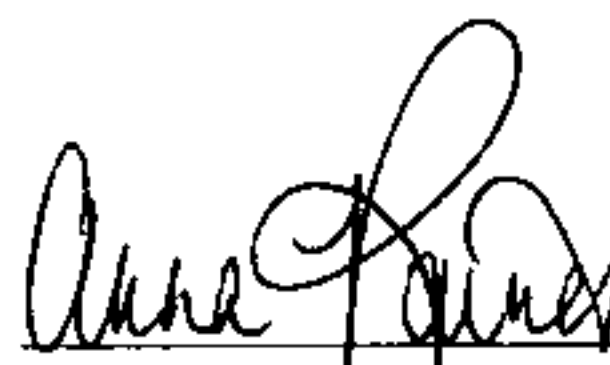
Lot 50, according to the Survey of the Third Addition to Scottsdale, map of which is recorded in Map Book 8, Page 123, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. LESS AND EXCEPT that part of said Lot sold to Alabaster Water and Gas Board as shown by instrument recorded in Real 52 Page 16 in said Probate Office. Being situated in Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and Use restrictions.

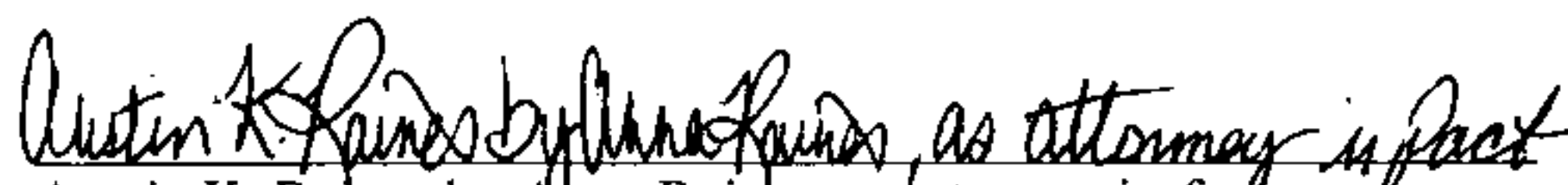
TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantors do for themselves and for their successors and assigns covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 7th day of January, 2019.



Anna Raines



Austin K. Raines by Anna Raines, as attorney-in-fact


20190117000019600 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
01/17/2019 01:56:21 PM FILED/CERT

Shelby County, AL 01/17/2019
State of Alabama
Deed Tax: \$3.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anna Raines, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand, this 7th day of January, 2019.



NOTARY PUBLIC

My Commission Expires 8-25-19

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anna Raines, whose name as Attorney-in-fact for Austin K. Raines, 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, she, as such Attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand, this 7th day of January, 2019.



NOTARY PUBLIC

My Commission Expires: 8-25-19



20190117000019600 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
01/17/2019 01:56:21 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Austin K Raines
Mailing Address Anna Raines
1401 Michael Drive
Alabaster, AL 35007

Grantee's Name Autumn Cortes
Mailing Address Mary Ann Litawee
1401 Michael Drive
Alabaster, AL 35007

Property Address 1401 Michael Drive
Alabaster, AL 35007

Date of Sale 1-7-19
Total Purchase Price \$ 154,000.00

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
☒ 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 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 1-7-19

Print Gregory D Harrelson

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190117000019600 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
01/17/2019 01:56:21 PM FILED/CERT