

This instrument was prepared by:

Send Tax Notices to:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, AL 35205

Travis Ortego
104 Cambridge Ter.
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)

20200701000271820

JEFFERSON COUNTY)

07/01/2020 12:42:07 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00) to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, KATHY ANNE GINGRAS, AS TRUSTEE UNDER THE L.M. AND P.C. HORNE FAMILY TRUST, DATED JUNE 25, 2009, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto TRAVIS ORTEGO, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 61, ACCORDING TO THE SURVEY OF CAMBRIDGE POINT 2ND, AS RECORDED IN MAP BOOK 17, PAGE 99, SHELBY COUNTY, ALABAMA RECORDS.

SUBJECT TO:

1. Ad valorem taxes for the current tax year, 2020.
2. Easements, restrictions, reservations and conditions of record.

\$171,830.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her, their or it's, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, it's heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) have hereunto set my (our) hand(s) and seal(s) this 30th day of June, 2020.

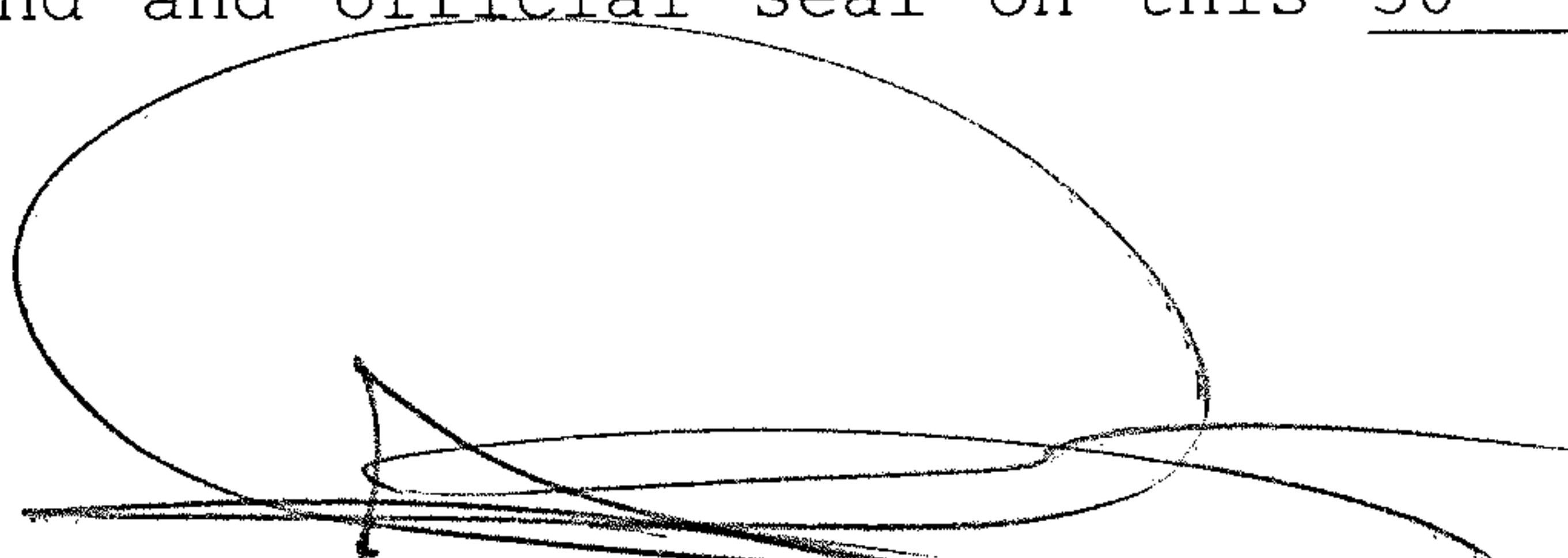
Kathy Anne Gingras (SEAL)
KATHY ANNE GINGRAS, AS TRUSTEE UNDER THE
L.M. AND P.C. HORNE FAMILY TRUWT DATED
JUNE 25, 2009

STATE OF ALABAMA)

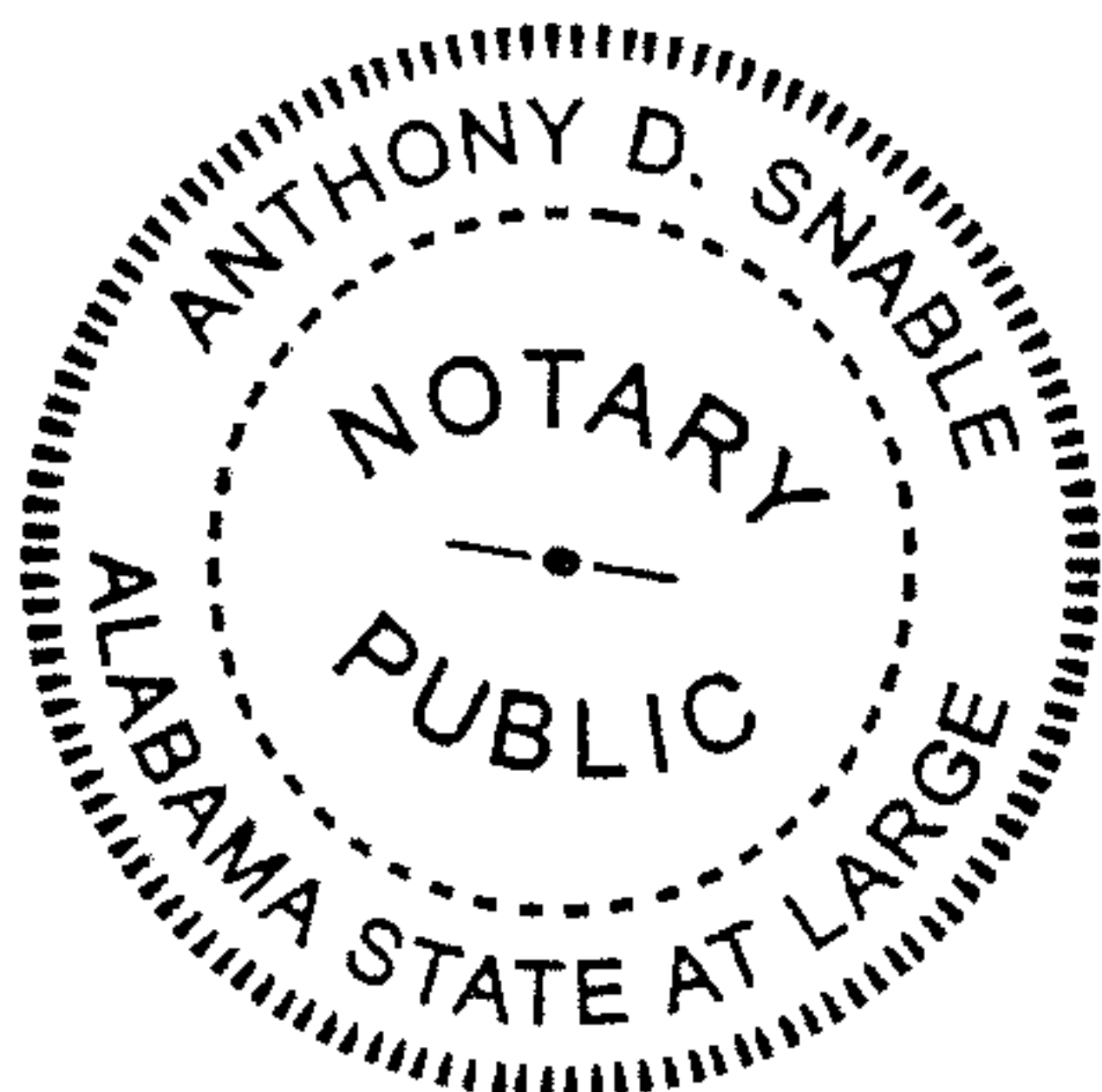
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that KATHY ANNE GINGRAS, whose name as TRUSTEE UNDER THE L.M. AND P.C. HORNE FAMILY TRUST DATED JUNE 25, 2009, 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 TRUSTEE and with full authority, executed the same voluntarily for and as the act of said TRUST.

GIVEN under my hand and official seal on this 30TH day of June, 2020.


Notary Public ~~Anthony D. Snable~~

{NOTARIAL SEAL}



My Commission Expires: 10/10/2023

Real Estate Sales Validation Form

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

Grantor's Name	<u>Kathy Anne Gingras, as Trustee</u>	Grantee's Name	<u>Travis Ortego</u>
Mailing Address	<u>104 Cambridge Ter.</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>104 Cambridge Ter.</u> <u>Alabaster, AL 35007</u>
Property Address	<u>104 Cambridge Ter.</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>6/30/2020</u>
		Total Purchase Price	<u>\$175,000.00</u>
		or	
		Actual Value	\$ <u> </u>
		or	
		Assessor's Market Value	\$ <u> </u>

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 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 validation, 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: 6/30/2020Print Name: Kathy Anne Gingras, as TrusteeUnattested

Sign

(verified by)

Anthony D. Snable, Attorney

Kathy Anne Gingras

(Grantor/Grantee/Owner/Agent) (Circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 12:42:07 PM
\$31.50 CHARITY
20200701000271820

Allen S. Bayl