

THIS INSTRUMENT WAS PREPARED BY:

Brandon J. Gilham, Esq.
PO Box 548
Helena, AL 35080

SEND TAX NOTICE TO:

Robert James Cerfolio
330 E 38TH St., Apt. 9Q
New York, NY 10016

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Robert James Cerfolio** (herein referred to as Grantor) do grant, bargain sell and convey unto **Rolo 7, LLC** (herein referred to as Grantee), a limited liability company incorporated in Shelby County, Alabama, the following described real estate situated in Shelby County Alabama, to-wit:

Part of Lot 16, Cahaba Oaks, as recorded in the Office of the Judge of Probate, Shelby County Alabama, in Map Book 18, Page 141, and being more particularly described as follows:

Beginning at an existing 1" crimp iron pin being the locally accepted NW corner of said Lot 16, run in a southeasterly direction along the southwest line of said Lot 16 for a distance of 196.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 39 degrees - 54' - 43" and run in an easterly direction for a distance of 44.05 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 35 degrees - 42' - 07" and run in a southeasterly direction for a distance of 131.01 feet to an existing iron rebar set by Weygand and being on the north curved right-of-way line of Cahaba Oaks Trail, said curve being concave in a southerly direction and having a central angle of 25 degrees - 07' - 15" and a radius of 50.0 feet; thence turn an angle to the left and run in an easterly and southeasterly direction along the curved northerly right-of-way line of said Cahaba Oaks Trail for a distance of 21.92 feet to the southeast corner of said Lot 16; thence turn an angle to the left and run in a northeasterly direction along the easterly line of said Lot 16 for a distance of 206.73 feet to the northeast corner of said Lot 16; thence turn an angle to the left of 111 degrees - 50' - 34" and run in a westerly direction along the north line of said Lot 16 for a distance of 407.85 feet, more or less, to the point of beginning.

Subject to an easement reserved to the grantors and their successors in title to continue to grow and maintain the existing zoysia grass where same encroaches slightly into the above described property.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

Shelby County, AL 08/20/2020
State of Alabama
Deed Tax: \$745.00


20200820000363560 1/3 \$773.00
Shelby Cnty Judge of Probate, AL
08/20/2020 04:11:23 PM FILED/CERT

And I do for myself and for my heirs, executors, and administrators covenant with the Grantee, its successors and assigns, that I am lawfully seized in fee simple of the premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the Grantee its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, who is authorized to execute this conveyance, has hereunto set its signature and seal this 21 day of July, 2020.

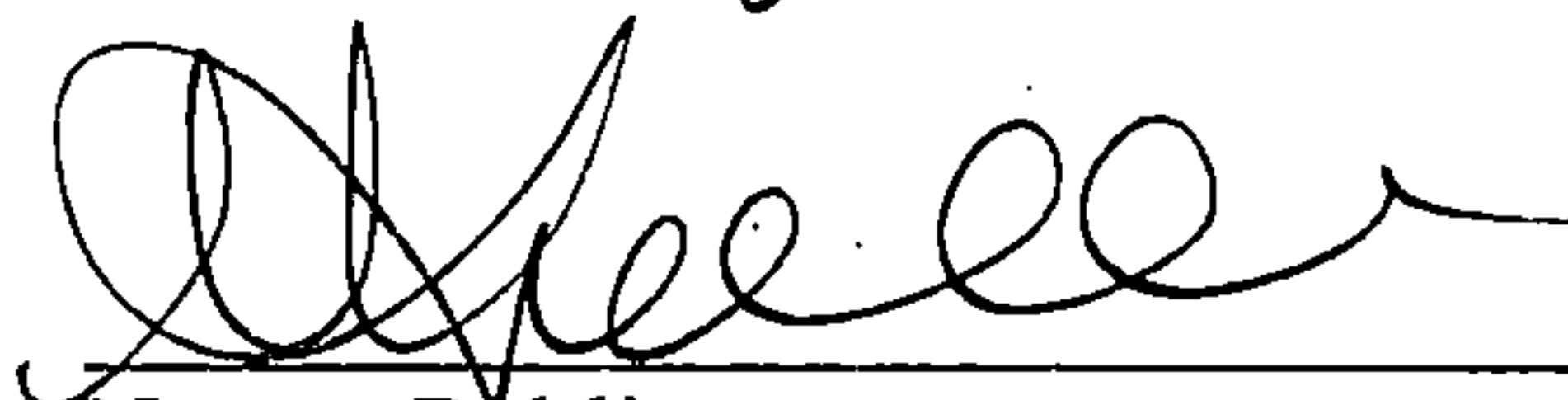


ROBERT J. CERFOLIO

STATE OF New York)
New York COUNTY)

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Robert J. Cerfolio 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this 21 day of July, 2020.



Notary Public

My commission expires: _____

MICHELLE KARELL
Notary Public, State of New York
No. 01KA6352365
Qualified in Kings County
Commission Expires 12/27/2020



20200820000363560 2/3 \$773.00
Shelby Cnty Judge of Probate, AL
08/20/2020 04:11:23 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 Robert J. Cerfolio
Mailing Address 330 E. 38th Street, Apt. 9Q
New York, NY 10016

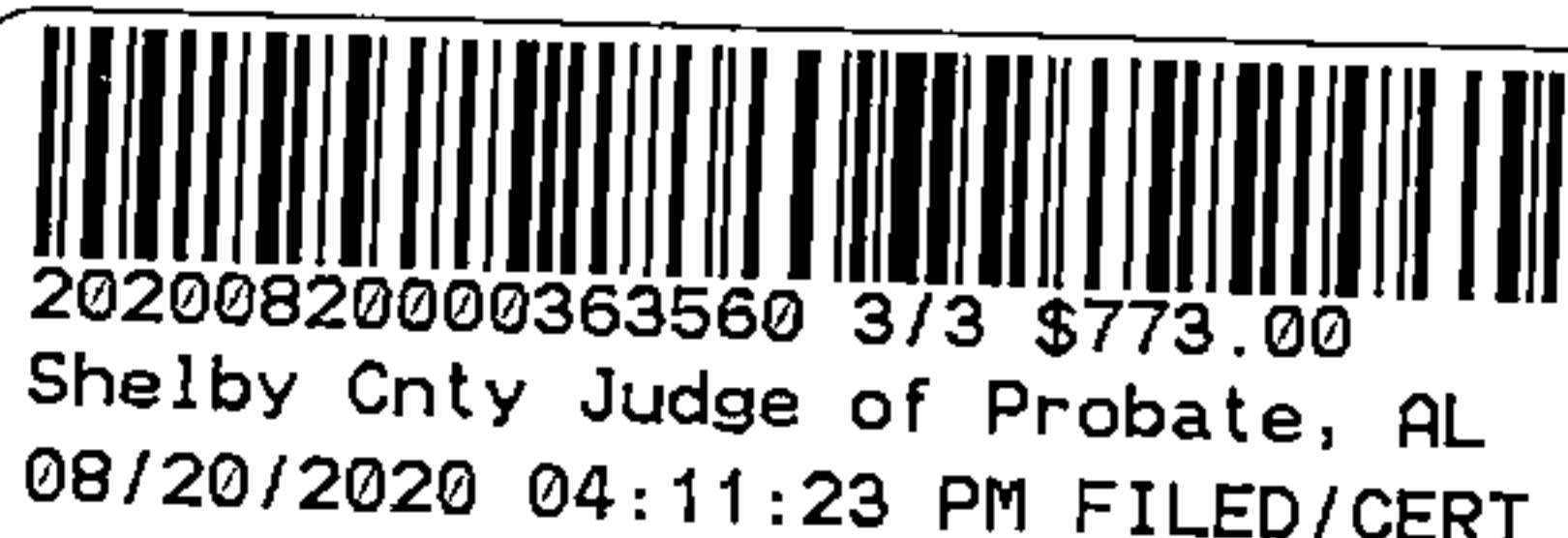
Grantee's Name Rolo 7, LLC
Mailing Address 260 Cahaba Oaks Trail
Indian Springs, AL

Property Address 260 Cahaba Oaks Trail
Indian Springs, AL

Date of Sale June 4, 2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$744,920.00



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 Shelby County Tax Assessor

☐ 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 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 July 21, 2020

Print Brandon J. Gilham, Esq.

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1