

File No.: 22005

20220628000257210 1/4 \$56.00
Shelby Cnty Judge of Probate, AL
06/28/2022 10:14:40 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)	SEND TAX NOTICE TO:	THIS INSTRUMENT PREPARED BY:
)	Terry W. Rasco	W. Eric Pitts, Esq.
COUNTY OF SHELBY)	Deborah J. Rasco	W. Eric Pitts, L.L.C.
		357 Wixford Trace	PO Box 280
		Alabaster, AL 35007	Alabaster, AL 35007
			No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that **CMJW LLC**, an Alabama limited liability company (hereinafter "GRANTOR"), for and in consideration of the sum of **\$100,000.00** and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to **Terry W. Rasco and Deborah J. Rasco** (hereinafter "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, that property and interest described as follows (the "Property"):

Lot 3A, according to the Resurvey of Lots 3 and 4B Metrock Industrial Park, as recorded in Map Book 56, Page 30, in the Office of the Judge of Probate of Shelby County, Alabama.

\$75,000.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) those reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and permitted exceptions appearing of record and as further specifically set forth on Exhibit A hereto, (b) all ad valorem taxes for the current year and subsequent years not yet due and payable and (c) any and all mining, mineral or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining and all right, title and interest of GRANTOR in and to all roads, alleys and ways bounding the Property except as otherwise noted or excepted above, to the said GRANTEES, and their successors, heirs and assigns forever.

GRANTOR DOES HEREBY COVENANT, for itself, its successors and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTOR will warrant and defend the said Property to said GRANTEES, their successors, heirs and assigns against the lawful claims (unless otherwise noted herein) of all persons claiming by through, or under the GRANTOR, but no further or otherwise.

GRANTOR HAS HERETO set its hand and seal by and through the undersigned on June 24, 2022.

CMJW LLC

by Cory Mason
its Managing Member

Shelby County, AL 06/28/2022
State of Alabama
Deed Tax: \$25.00



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**STATE OF ALABAMA
COUNTY OF SHELBY**

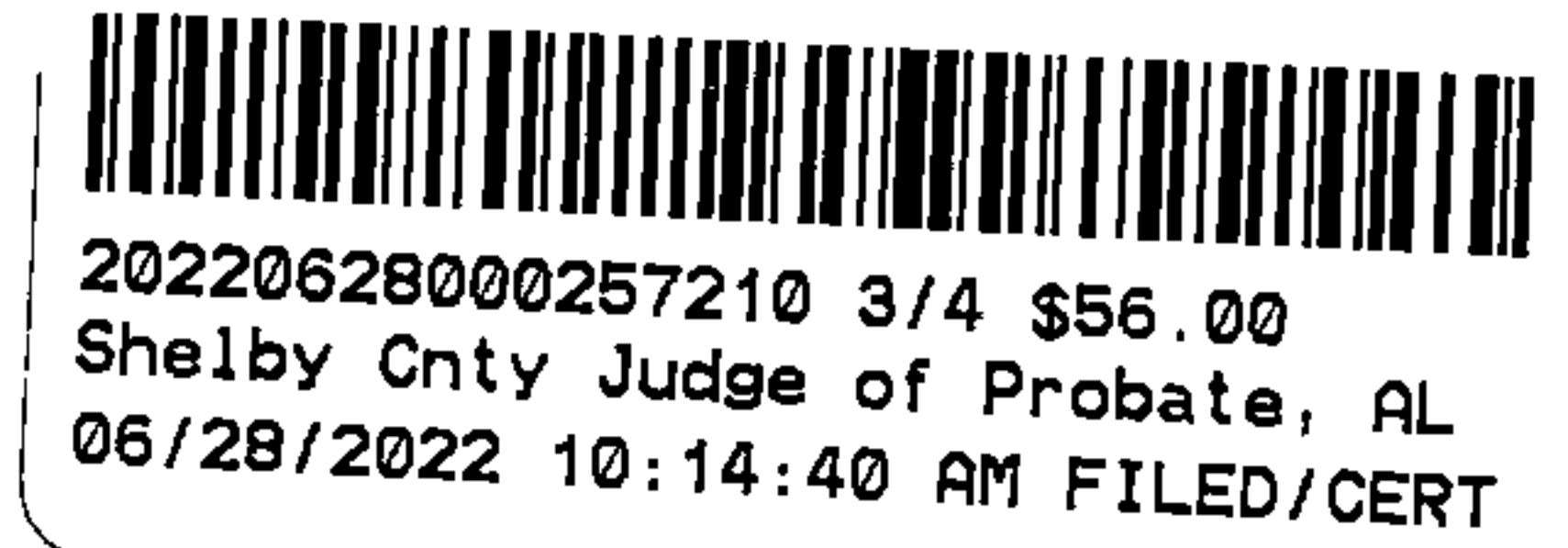
I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Cory Mason whose name(s) is/are signed to the foregoing instrument as Managing Member of CMJW LLC, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she/they executed the same voluntarily as such officer acting with full authority on behalf of said entity on the day and year set forth above.

GIVEN UNDER MY HAND, on June 24, 2022.

NOTARY PUBLIC



EXHIBIT A



1. Right of way granted to AT&T as recorded in eal Volume 254, Page 507, in the Probate Office of Shelby County, Alabama..
2. Easement to the Water Works Board of the Town of Helena as recorded in Volume 145, Page 465 and Volume 176, Page 390, in the aforesaid Probate Office.
3. Easements and Rights of Way granted to Alabama Power Company by instruments recorded in Volume 199, Page 446; Volume 57, Page 88; Volume 146, Page 309; Volume 266, Page 739 and Instrument No. 20181026000379700, in the aforesaid Probate Office.
4. Building/setback lines and easements as shown on Map recorded in Map Book 35, Page 27, in the aforesaid Probate Office.
5. Restrictions, notes and conditions (deleting therefrom, and 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 Map Book 35, Page 27.
6. Such state of facts as shown on Plat recorded in Map Book 4, Page 25, in the aforesaid Probate Office.
7. Rights of parties in possession under any unrecorded leases.
8. Such state of facts as set out on recorded plat of Resurvey of Lots 3 and 4B Metrock Industrial Park, including but not limited to easements, building lines, restrictions and notes and any other matters, as recorded in Map Book 56, Page 30, in the Office of the Judge of Probate of Shelby County, AL.

Real Estate Sales Validation Form

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

Grantor's Name CMJW LLC
Mailing Address _____
Lot 3A Metrock Circle
Helena, AL 35007

Grantee's Name Terry W. Rasco and Deborah J. Rasco
Mailing Address 357 Wixford Trace
Alabaster, AL 35007

Property Address Lot 3A Metrock Circle
Helena, AL 35080

Date of Sale June 24, 2022
Total Purchase Price \$ 100,000.00

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 June 24, 2022

Print

W Eric Pitts

☐ Unattested

Sign

W Eric Pitts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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