  
20150707000228020 1/3 \$100.50  
Shelby Cnty Judge of Probate: AL  
07/07/2015 08:30:20 AM FILED/CERT

**Send tax notice to:**

Norman A. Latona, Jr. & Shannon Latona  
420 STERLING PARK CIRC.  
Alabaster, AL 35007

**This instrument prepared by:**

Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243  
**BHM1500339**

STATE OF ALABAMA  
COUNTY OF Shelby

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Four-hundred and One Thousand Dollars (\$401,000.00) and other good and valuable consideration in hand paid to the undersigned, **Fleming G. Brooks, a Married Man** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Norman A. Latona, Jr. and Shannon H. Latona, Husband and Wife** (hereinafter "Grantees"), the following described real estate situated in Shelby County, State of Alabama, to wit:

Lot 77A, according to a Resurvey of Lots 74, 75, 76 and 77 of Sterling Gate, Sector 5, as recorded in Map Book 39, Page 71, in the Probate Office of Shelby County, Alabama.

***\*The above referenced property is not the Homestead of Fleming G. Brooks, a Married Man***


TO HAVE AND TO HOLD unto the Grantees and unto their heirs and assigns forever, in fee simple.

Shelby County, AL 07/07/2015  
State of Alabama  
Deed Tax: \$80.50



20150707000228020 2/3 \$100.50  
Shelby Cnty Judge of Probate, AL  
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WITNESS my hand and seal this 30th day of June, 2015.

  
\_\_\_\_\_  
Fleming G. Brooks

STATE OF ALABAMA )

COUNTY OF Coffee )

I, the undersigned Notary Public in and for said County and State, hereby certify that Fleming G. Brooks, 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, executed the same voluntarily.

GIVEN under my hand and seal this the 30 day of June,  
2015.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

April 3, 2019.



# Real Estate Sales Validation Form

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

**BHM1500339**

Grantor's Name: Fleming G. Brooks  
Mailing Address: 10 Indigo Place  
Enterprise, AL  
36330

Grantee's Name: Norman A. Latona, Jr. and Shannon H.  
Latona  
Mailing Address: 420 Sterling Ave.  
Alabaster, AL 35007

Date of Sale: 6/30/2015

Property Address: 420 Sterling Park Circle  
Alabaster, AL 35007

Total Purchase Price: \$401,000.00  
or

Actual Value: \$ n/a  
or

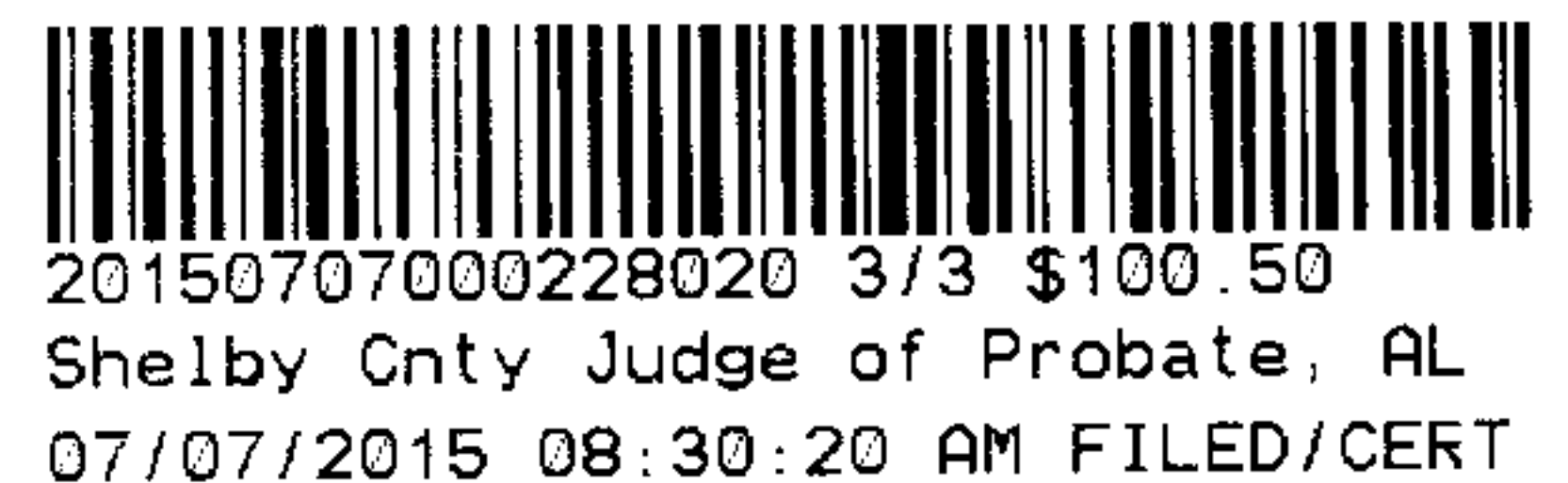
County: SHELBY

Assessor's Market Value: \$ n/a

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: 07/01/2015

Print: Caitlin Graham

☐ Unattested

Sign Caitlin Graham  
( Grantor / Grantee / Owner / Agent ) Circle One

\_\_\_\_\_  
(verified by)