


Send tax notice to:  
Russell Alan Frisch  
Jennifer Lynn Frisch  
530 Highland Park Circle  
Birmingham, AL 35242  
NTC1200183

State of Alabama  
County of Shelby

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

  
20121008000383950 1/3 \$34.50  
Shelby Cnty Judge of Probate, AL  
10/08/2012 09:32:31 AM FILED/CERT

**WARRANTY DEED**

Shelby County, AL 10/08/2012  
State of Alabama  
Deed Tax:\$16.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Two Thousand and 00/100 Dollars (\$322,000.00) in hand paid to the undersigned **Phillip F. Hunter and Robin C. Hunter, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Russell Alan Frisch and Jennifer Lynn Frisch** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1626, according to the Map of Highland Lakes, 16th Sector, an Eddleman Community, as recorded in Map Book 25, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, as recorded in Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and further amended in Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 16th Sector, recorded as Instrument No. 1999-31096 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

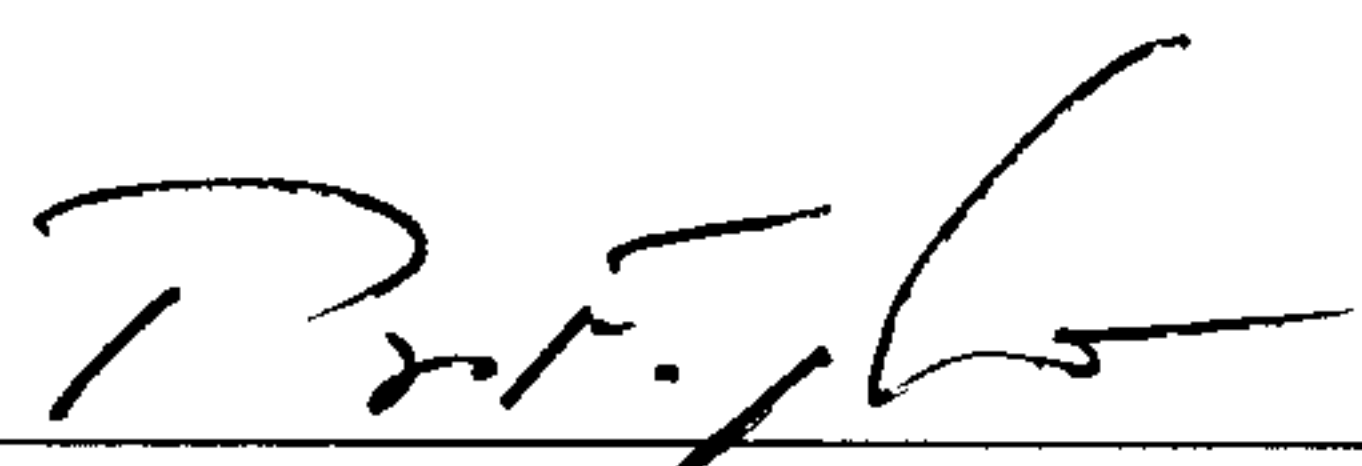
ADVALOREM TAXES DUE OCTOBER 01, 2012 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


\$305,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators 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, Grantors Phillip F. Hunter and Robin C. Hunter have hereunto set their signatures and seals on September 12, 2012.

  
Phillip F. Hunter

  
Robin C. Hunter

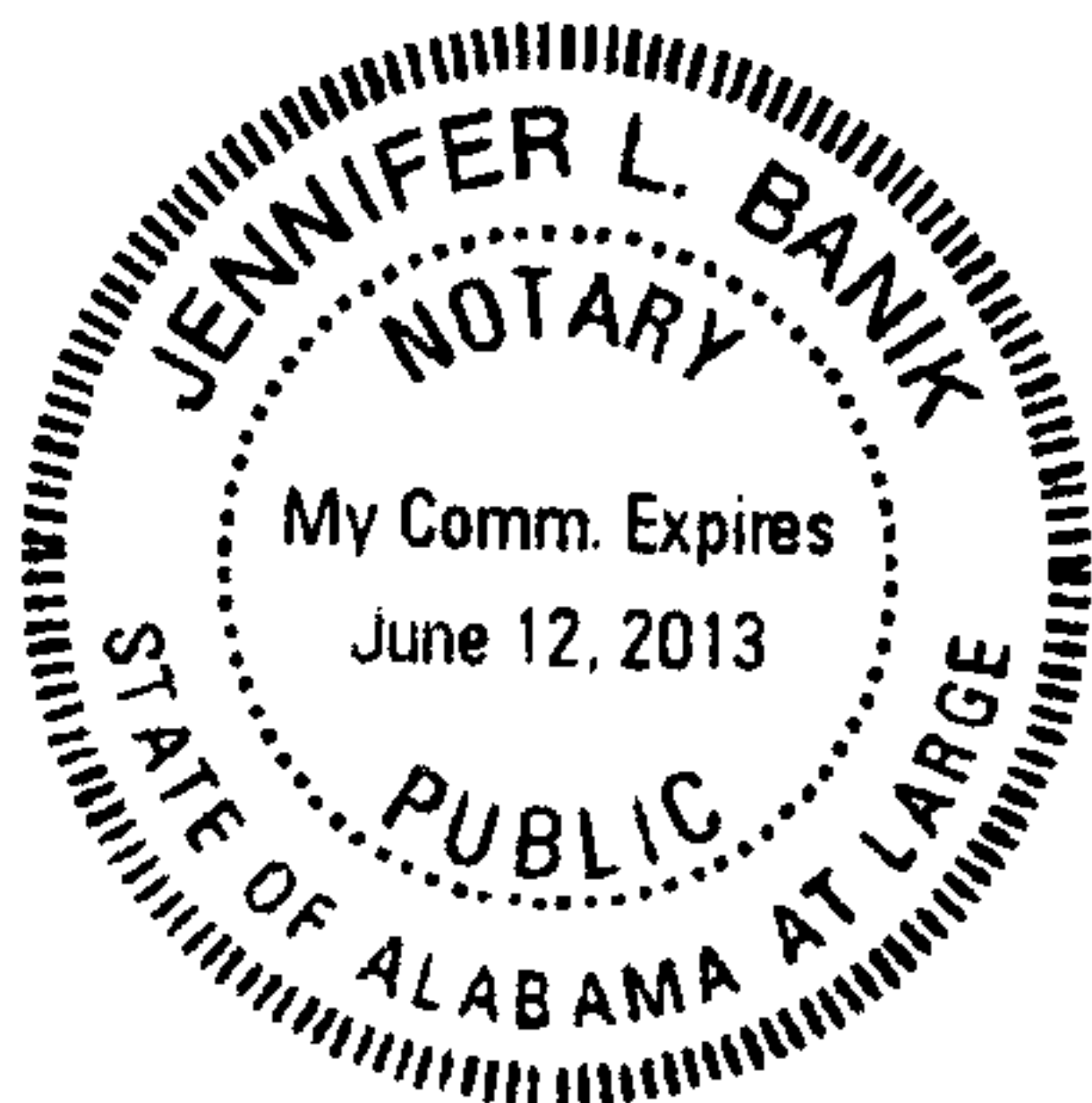
  
20121008000383950 2/3 \$34.50  
Shelby Cnty Judge of Probate, AL  
10/08/2012 09:32:31 AM FILED/CERT

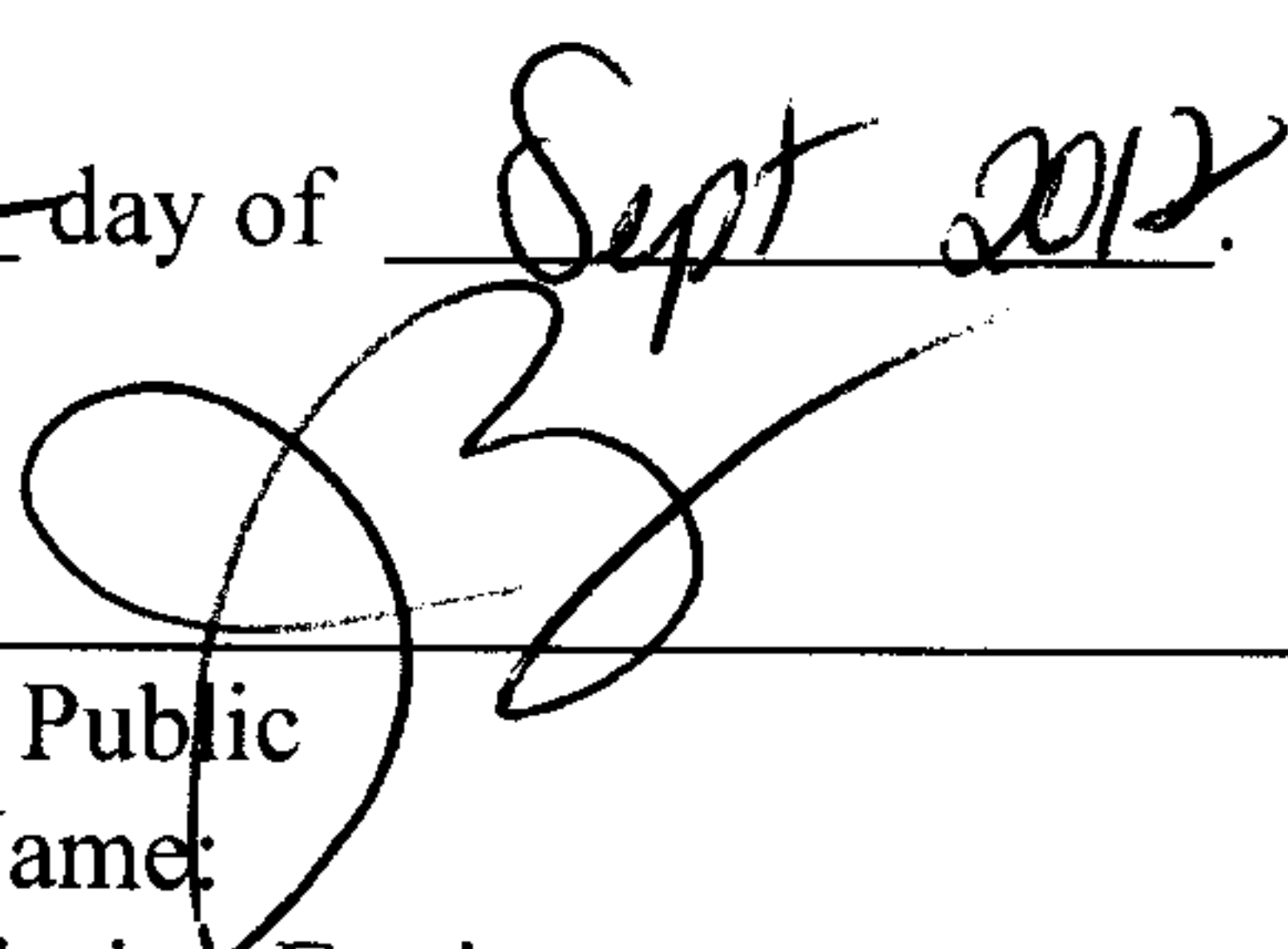
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip F. Hunter and Robin C. Hunter, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12 day of Sept 2012.

(NOTARIAL SEAL)



  
Notary Public  
Print Name:  
Commission Expires:



# Real Estate Sales Validation Form

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

Grantor's Name Phillip F. Hunter  
Mailing Address 120 Southledge

Grantee's Name Russell Alan Frisch  
Mailing Address 530 Highland Park Circle  
Birmingham AL

Property Address 530 Highland Park Circle  
Birmingham AL  
35242

Date of Sale 9-12-12

Total Purchase Price \$ 322,000

or  
Actual Value

\$

or

Assessor's Market Value \$



20121008000383950 3/3 \$34.50  
Shelby Cnty Judge of Probate, AL  
10/08/2012 09:32:31 AM FILED/CERT

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 9-12-12

Print

Jennifer Banik

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)