

Shelby County, AL 01/02/2013
State of Alabama
Deed Tax: \$225.00


20130102000000020 1/3 \$243.00
Shelby Cnty Judge of Probate, AL
01/02/2013 08:10:25 AM FILED/CERT

SEND TAX NOTICE TO:
Ann Paget Pizitz
1884 Cahaba Road, Unit P
Birmingham, Alabama 35223

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

THIS IS A GENERAL WARRANTY DEED executed and delivered this 28 day of December, 2012, by **Merritt Louis Pizitz**, a married man (hereinafter referred to as the "Grantor"), whose mailing address is 2140 11th Avenue South, Suite 300, Birmingham, Alabama 35205 to **Ann Paget Pizitz**, whose mailing address is 1884 Cahaba Road, Unit P, Birmingham, Alabama 35223 (hereinafter referred to as the "Grantee").

KNOW ALL PEOPLE BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars and (\$10.00) in hand paid by Grantees to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property located at 176, 180 and 184 Oakmont Rd., Birmingham, Alabama 35244, Shelby County, Alabama, more particularly described as follows (the "Property"):

Lots 38, 39 & 40 according to survey of Heatherwood, 3rd Sector, as recorded in Map Book 8, Page 29 A & B in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to the following:

- (1) Ad valorem property taxes due for tax year 2013;
- (2) All easements, reservations and restrictions, conditions and other matters of record, and any matter that would be revealed by an accurate survey and inspection of the Property.

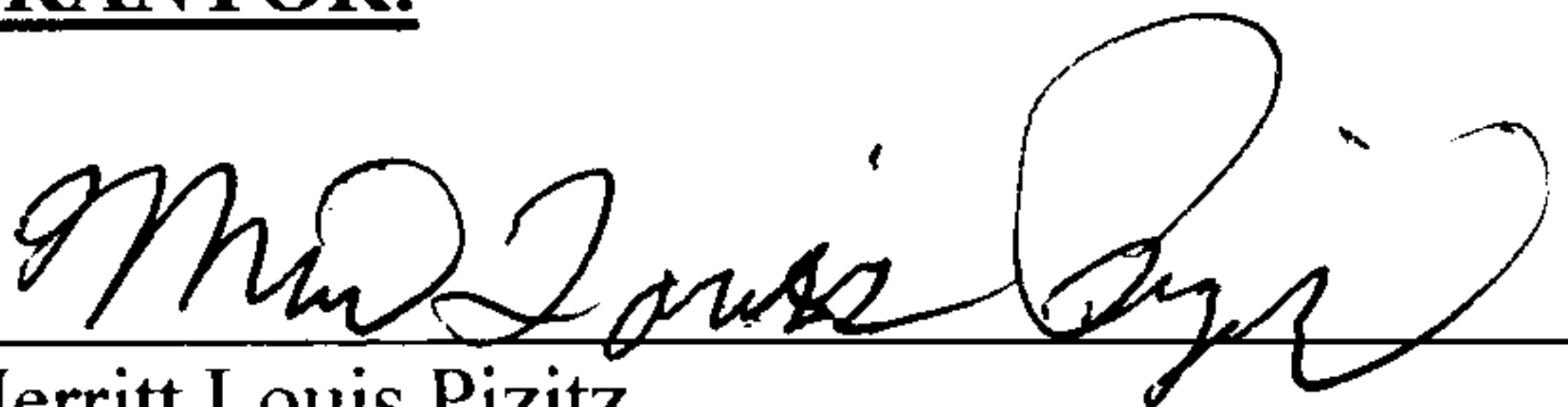
TO HAVE AND TO HOLD, to the said Grantee, her successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, her successors and assigns, that the Grantor, his heirs, representatives, executors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor. The fair market value of the Property for *ad valorem* property tax purposes is \$225,000.00 (3 lots at \$75,000.00 per lot).

The Property is not the Homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has executed and delivered this General Warranty Deed on this 28 day of December, 2012.

GRANTOR:

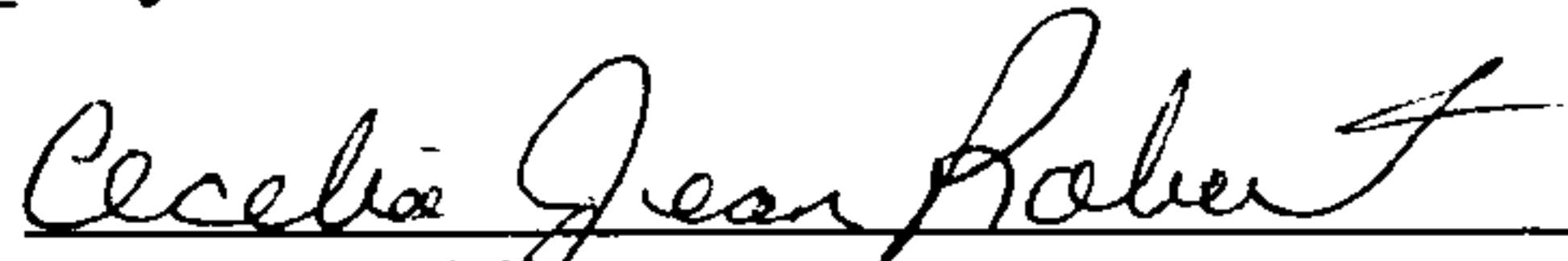

Merritt Louis Pizitz

STATE OF ALABAMA)

JEFFERSON COUNTY)

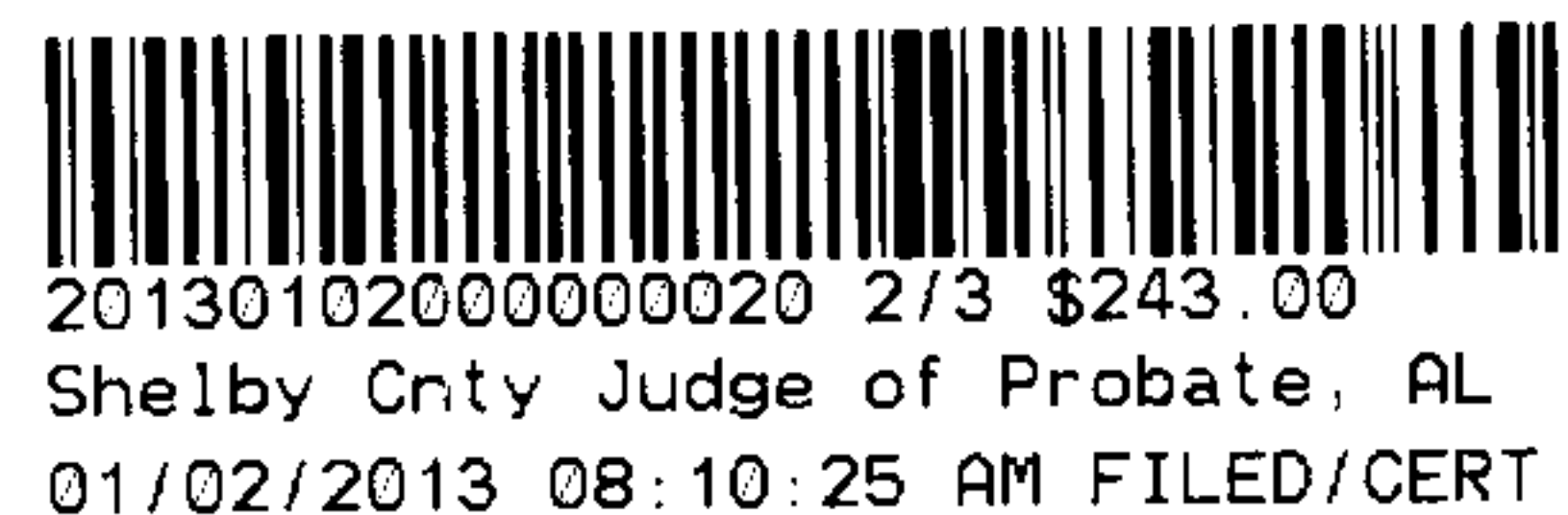
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Merritt Louis Pizitz**, a married man, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand this 28 day of December, 2012.


Notary Public
My Commission Expires: ~~4/13/11~~ ^{For the term 4 years} ~~thru 4/13/15~~ ²⁰¹⁵

**THIS INSTRUMENT PREPARED
(WITHOUT THE BENEFIT OF A TITLE SEARCH) BY:**

Andrew J. Potts
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
420 North 20th Street
Suite 1400
Birmingham, Alabama 35203



Real Estate Sales Validation Form

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

Grantor's Name Merritt Louis Pizitz
Mailing Address 2149 11th Ave S
Suite 300 Birmingham
AL 35205

Grantee's Name AWN PAUL Pizitz
Mailing Address 584 CANADA PK
UNIT P Birmingham
AL 35223

Property Address 176, 180, 184 Odum
Rd, Birmingham, AL
35244

Date of Sale 28 December 2012
Total Purchase Price \$

or
Actual Value \$225 000

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 01-02-2013

Print Cornelis Soete

☐ Unattested

Sign Cornelis Soete

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1