



20130107000008410 1/3 \$1118.00
Shelby Cnty Judge of Probate, AL
01/07/2013 11:20:40 AM FILED/CERT

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Richard A. Pizitz, Jr.
3425 Oak Canyon Drive
Birmingham, Alabama 35243-4810

WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Ten and 00/100 Dollars (\$10.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Richard A. Pizitz, a married man

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Richard A. Pizitz, Jr.

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto

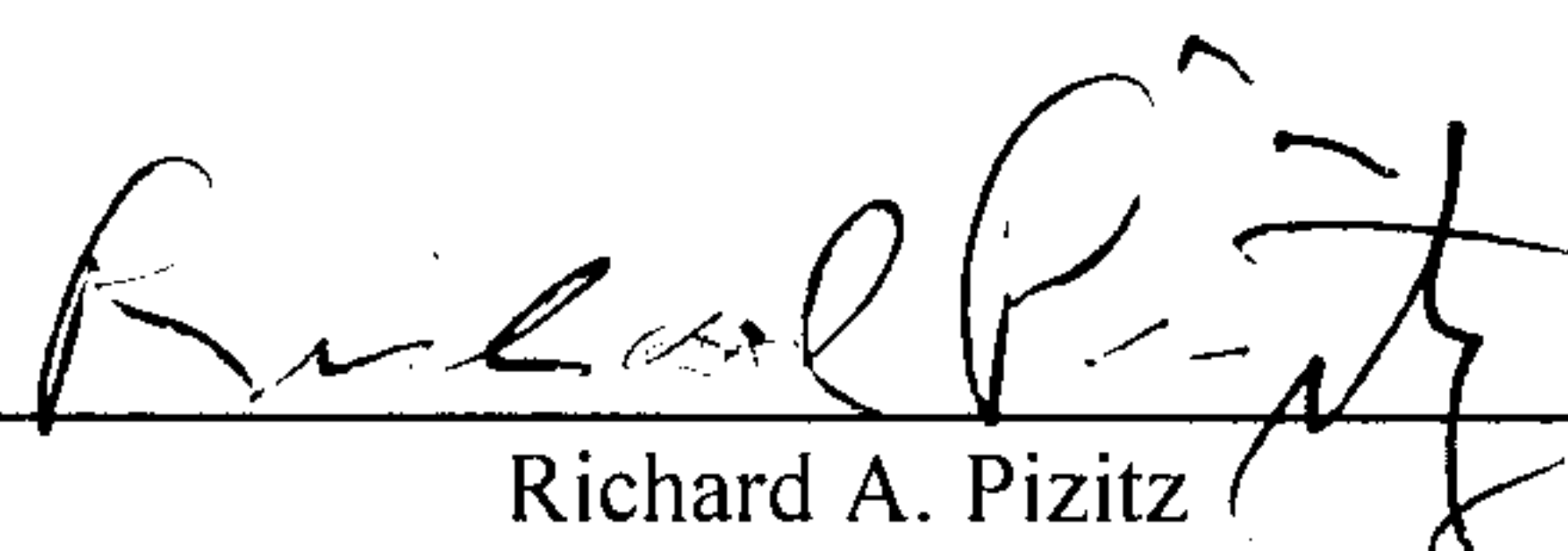
The property described on the attached Exhibit "A" and conveyed herein is not the homestead of the grantor nor his wife.

Subject to: (1) 2013 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

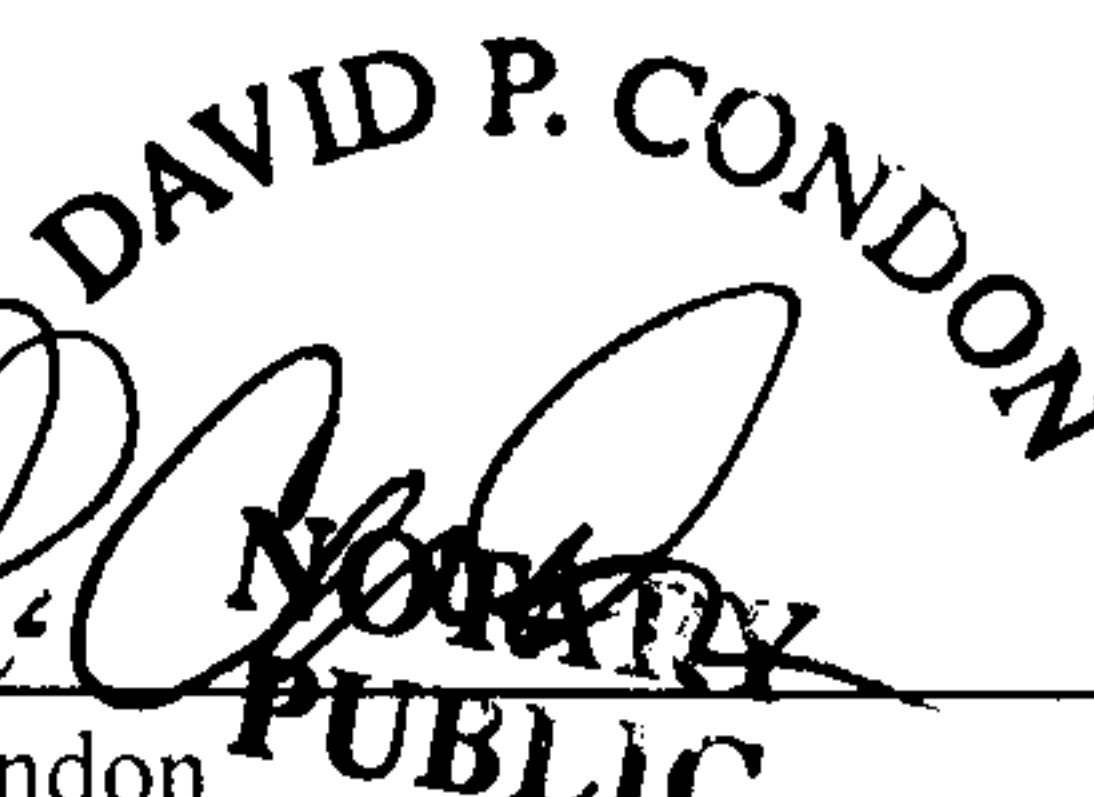
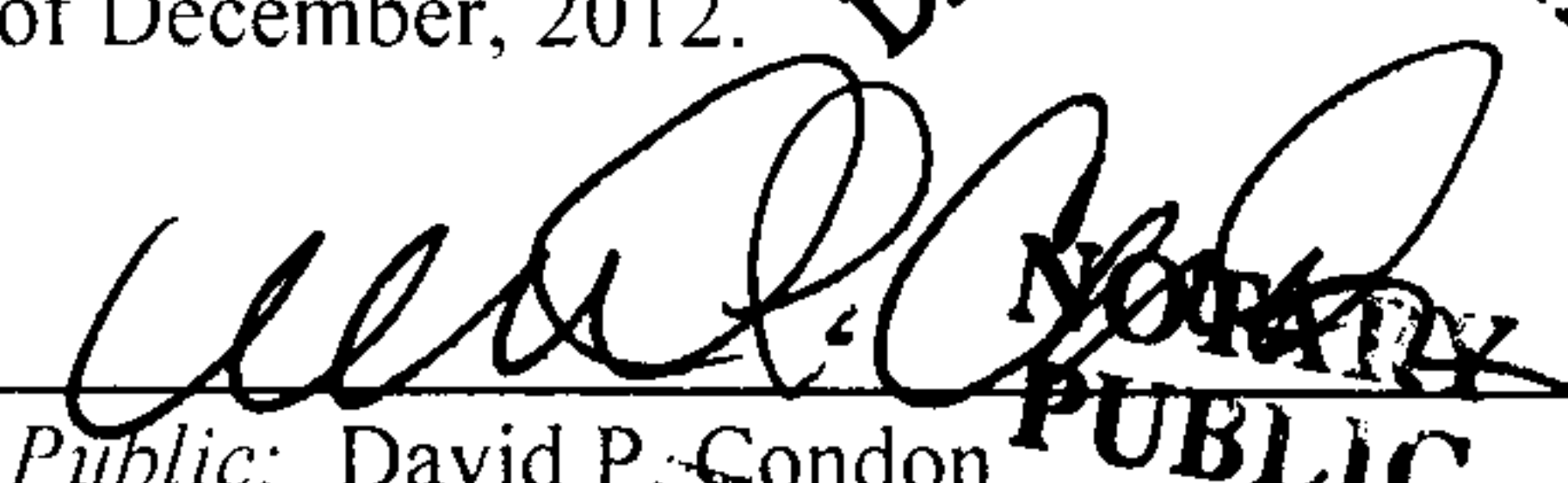
IN WITNESS WHEREOF, I have set my hand and seal, this 26th day of December, 2012.

By:  (Seal)
Richard A. Pizitz

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Richard A. Pizitz, 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 he/she executed the same voluntarily on the day the same bears date.

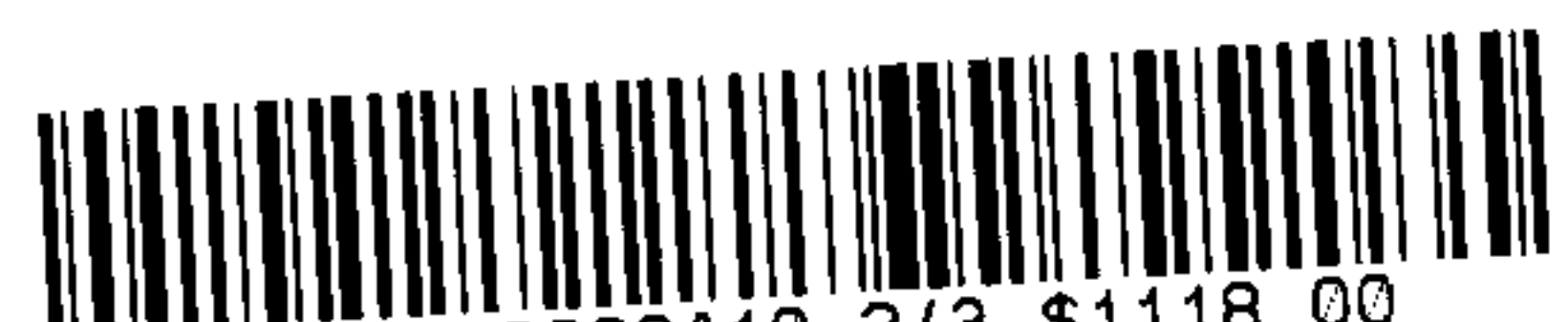
Given under my hand and official seal this 26th day of December, 2012.



Notary Public: David P. Condon
My Commission Expires: 12-12-14

Shelby County, AL 01/07/2013
State of Alabama
Deed Tax: \$1100.00

Exhibit "A"

Unit No. 18, as shown on the Amended Map of Pumpkin Hollow - A Condominium, as recorded in Map Book 18, pages 54-A through F, inclusive, in the Probate Office of Shelby County, Alabama, as established by that certain Declaration of Condominium of Pumpkin Hollow - A condominium, which is recorded in Real Record 324, page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow - A Condominium, which is recorded as Instrument #1994-04159, as further amended by second Amended and Restated Declaration of Condominium, which is recorded as Instrument #1994-10609, together with an undivided 1/42 interest in the common elements of the condominium, as set forth in said Declaration of Condominium of Pumpkin Hollow - A Condominium, which is recorded in Real Record 324, page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow - A Condominium, which is recorded as Instrument #1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which is recorded as Instrument #1994-10609, subject to dilution provisions set forth in Article VI, Item 4, and Article XXI of said amended declaration of condominium. Situated in Shelby County, Alabama.


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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Richard A. Pizitz
212 11th Ave South
Ste 528
Birmingham, AL 35205

Grantee's Name
Mailing Address

Richard A. Pizitz, Jr.
3425 Oak Canyon Dr
Birmingham, AL 35243

Property Address

15 Montclair Way
Sterrett, AL 35147

Date of Sale

12-28-12

Total Purchase Price

\$ 1,100,000.00

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 1-3-13

Unattested

(verified by)

Print

Londa Drake for David P. Gordon P.C.

Sign

Londa Drake

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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