

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia Hills, Alabama 35243

20130314000106710 1/2 \$173.00
Shelby Cnty Judge of Probate, AL
03/14/2013 02:25:33 PM FILED/CERT

SEND TAX NOTICE TO:
Steven Pan
1184 Meadowlark Drive
Starkville, MS 39759

WARRANTY DEED

Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **One Hundred Fifty-Seven Thousand Eight Hundred and 00/100 Dollars (\$157,800.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTORS, the receipt whereof is acknowledged,

Steven Pan and Elena Pan, Husband and Wife

(herein referred to as GRANTORS, whether one or more) do, grant, bargain, sell and convey unto

Steven Pan, Elena Pan, and Melody Pan

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 1637, 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.

Mineral and mining rights excepted. Subject to current taxes, easements, covenants, conditions and restrictions of record.

No title examination was requested nor was one performed.

Zero (\$0.00) of the consideration was paid from a mortgage loan.

TO HAVE AND TO HOLD, unto the said GRANTEE as joint tenants, with right of survivorship, successively, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), upon the death of any one of said GRANTEES the joint tenants, with right of survivorship, and that upon the death of either of the said two survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving GRANTEE herein named, but if neither GRANTEE herein named survives the other or others, such as in case of death in a common accident, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and 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, we have set our hands and seals, this the 8th day of March, 2013.

Steven Pan

Steven Pan

Elena Pan

Elena Pan

STATE OF MISSISSIPPI)
COUNTY OF OKTIBBEHA)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Pan and Elena Pan whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, 2013.



Marica W. Banks-Chaucery Clerk

Notary Public

My Commission Expires **MY COMMISSION EXPIRES JAN. 2016**

By: *Sham Livingston Jr*

Shelby County, AL 03/14/2013
State of Alabama
Deed Tax: \$158.00

Real Estate Sales Validation Form

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

Grantor's Name: Steven Pan
Elena Pan

Grantee's Name: Steven Pan
Elena Pan

Mailing Address: 1184 Meadowlark Drive
Starkville, MS 39759

Mailing Address: 1184 Meadowlark Drive
Starkville, MS 39759

Property Address: 223 Highland Park Drive
Birmingham, AL 35242

Date of Sale: 3/8/13 Total Purchase Price: \$ _____
OR Actual Value: \$ _____
OR Assessor's Value: \$ 315,600.00

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 § 40-22-1 (h).

Date: 3-8-13

Print Name: Steven Pan and Elena Pan

Signature: Steven Pan / Elena Pan

☒ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested _____
(Verified by)



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