

Send tax notice to:  
Gary L. Marxen, Jr.  
300 Fairfax Way  
Birmingham, AL 35242

  
20130325000122620 1/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
03/25/2013 12:16:47 PM FILED/CERT

FRS File No.: 692400

Customer File No.: Lantis, Jr.

### WARRANTY DEED

THE STATE OF ALABAMA  
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of (\$320,000.00) Three Hundred Twenty Thousand and No/100-----DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, James R. Lantis, Jr. and Leslie E. Lantis, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto **Gary L. Marxen, Jr.**  
of

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 44, according to the Survey of Glen at Greystone, Sector 1, as recorded in Map Book 15, page 97, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

**\*\***

For ad valorem tax appraisal purposes only, the address of the property is 300 Fairfax Way, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

**\*\*Only surface rights are transferred and the deed is subject to all subsurface rights owned by others.**

**\$310,019.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

Shelby County, AL 03/25/2013  
State of Alabama  
Deed Tax:\$10.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 23rd day of February, 2013.

James R. Lantis, Jr. (Seal) Leslie E. Lantis (Seal)  
James R. Lantis, Jr. Leslie E. Lantis

THE STATE OF KENTUCKY }  
COUNTY OF CHRISTIAN }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James R. Lantis, Jr., a married man (fill in marital status) 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 23 day of February, 2013  
Tiffany Geneave (Seal)  
Notary Public  
October 28, 2015  
My Commission Expires

THE STATE OF KENTUCKY }  
COUNTY OF CHRISTIAN }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Leslie E. Lantis, a married woman (fill in marital status) 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 23 day of February, 2013  
Tiffany Geneave (Seal)  
Notary Public  
October 28, 2015  
My Commission Expires

This document prepared by: Natalie Riesberg, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344

# Real Estate Sales Validation Form

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

|                  |                                    |                         |                             |
|------------------|------------------------------------|-------------------------|-----------------------------|
| Grantor's Name   | <u>James R. Lantis, Jr.</u>        | Grantee's Name          | <u>Gary L. Marxen, Jr.</u>  |
| Mailing Address  | <u>Leslie E. Lantis</u>            | Mailing Address         | <u>300 Fairfax Way</u>      |
|                  | <u>c/o Lexicon Relocation, LLC</u> |                         | <u>Birmingham, AL 35242</u> |
|                  | <u>815 S. Main St., 3rd Floor</u>  |                         |                             |
|                  | <u>Jacksonville, FL 32207</u>      |                         |                             |
| Property Address | <u>300 Fairfax Way</u>             | Date of Sale            | <u>March 15, 2013</u>       |
|                  | <u>Birmingham, AL 35242</u>        | Total Purchase Price    | <u>\$ 320,000.00</u>        |
|                  |                                    | or                      |                             |
|                  |                                    | Actual Value            | <u>\$</u>                   |
|                  |                                    | or                      |                             |
|                  |                                    | Assessor's Market Value | <u>\$</u>                   |

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

  
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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 \_\_\_\_\_

Print Gary L. Marxen, Jr.

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

Sign   
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1