

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

SEND TAX NOTICE TO:  
Philip L. de Kozan  
5153 Weatherford Drive  
Birmingham, AL 35242

**WARRANTY DEED**  
**Joint Tenants With Right of Survivorship**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty-Three Thousand Nine Hundred and 00/100 Dollars (\$223,900.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTORS, the receipt whereof is acknowledged,

**Josh Lewis (being one and the same as Joshua Alexander Lewis) and Allison Lewis (being one and the same as Allison Leigh Lewis), Husband and Wife**  
(herein referred to as GRANTORS, whether one or more) do, grant, bargain, sell and convey unto

**Philip L. de Kozan and Elizabeth G. de Kozan**  
(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **Shelby** County, Alabama, to-wit:

**Lot 9, Block 8, according to the Survey of Lincoln Park, as recorded in Map Book 3, Page 145, in the Probate Office of Shelby County, Alabama.**


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

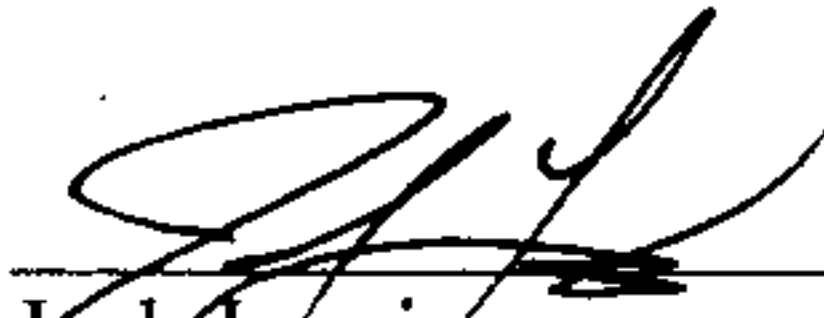
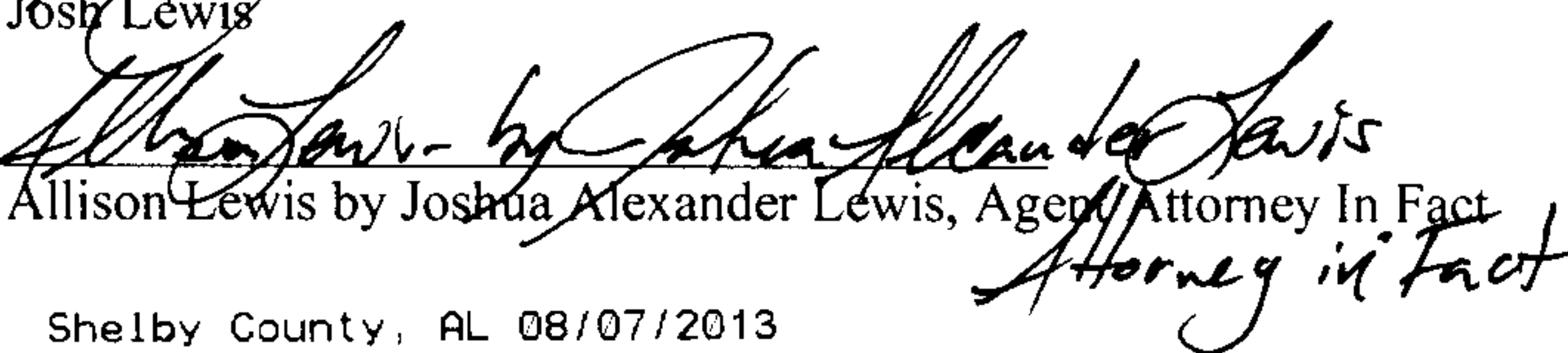
**\$204,270.00** of the consideration was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, 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) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, 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 31<sup>st</sup> day of July, 2013.

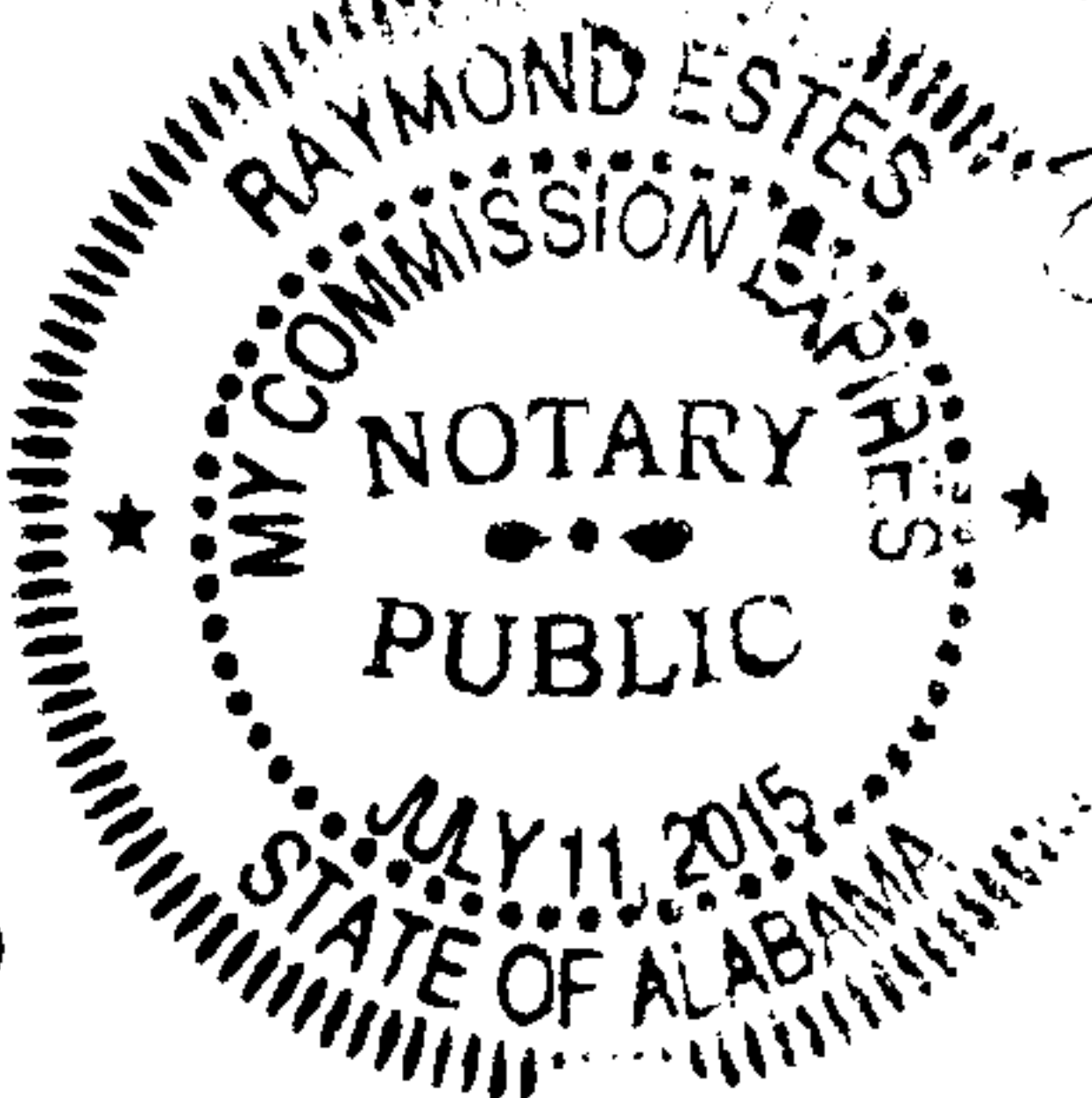
  
20130807000321690 1/2 \$37.00  
Shelby Cnty Judge of Probate, AL  
08/07/2013 12:10:22 PM FILED/CERT


  
Josh Lewis  
  
Allison Lewis by Joshua Alexander Lewis, Agent/Attorney In Fact  
Shelby County, AL 08/07/2013  
State of Alabama  
Deed Tax: \$20.00

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Josh Lewis, 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 official seal this 31<sup>st</sup> day of July, 2013.

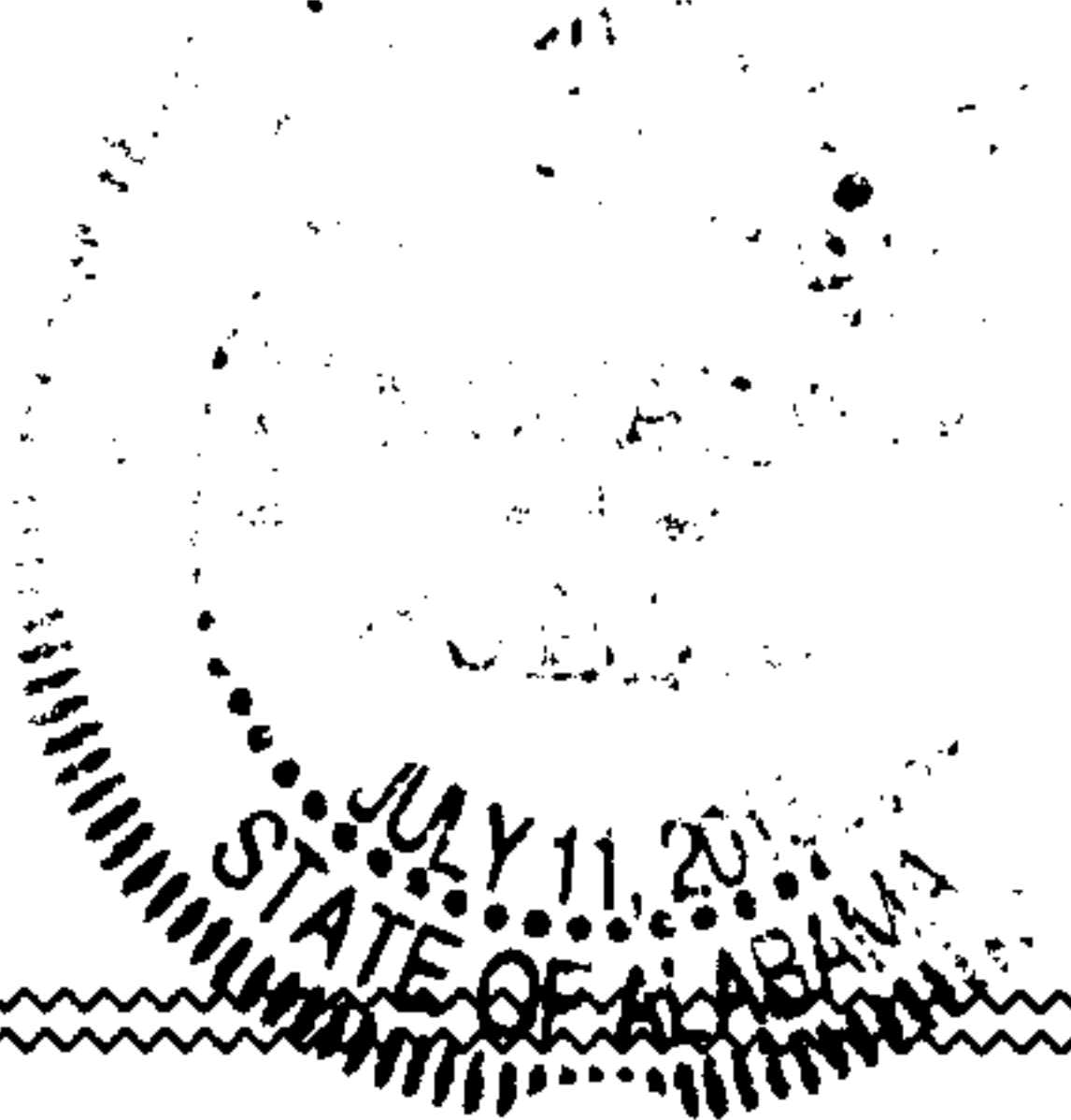



  
Notary Public  
My Commission Expires: 7/11/15

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said State at Large hereby certify that **Joshua Alexander Lewis**, whose name as Agent/Attorney in Fact for **Allison Lewis**, is signed to the foregoing instrument and who is known to me, acknowledged before me this date that being informed of the contents of said instrument, he, in his capacity as such Agent/Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 31st day of July, 2013.



  
Notary Public  
My Commission Expires: 7/11/15



## Real Estate Sales Validation Form

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

Grantor's Name: Josh Lewis  
Allison Lewis

Grantee's Name: Philip L. de Kozan  
Elizabeth G. de Kozan

Mailing Address: 5153 Weatherford Drive  
Birmingham, AL 35242

Mailing Address: 725 Gardens Place  
Birmingham, AL 35216

Property Address: 5153 Weatherford Drive  
Birmingham, AL 35242

Date of Sale: 7/31/13

Total Purchase Price: \$ 223,900.00

OR Actual Value: \$ \_\_\_\_\_

OR Assessor's Value: \$ \_\_\_\_\_

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 an 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: 7-31-13

Print Name: Josh Lewis

Signature: \_\_\_\_\_

☒ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested \_\_\_\_\_

(Verified by)



20130807000321690 2/2 \$37.00  
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