



20130904000358790 1/3 \$240.00
Shelby Cnty Judge of Probate, AL
09/04/2013 07:59:30 AM FILED/CERT

This instrument prepared by:
Anthony D. Snable, Attorney
Snable, Chaney & Snable, LLC
2112 11th Avenue South, Suite 528
Birmingham, AL 35205

Send Tax Notices to:
C. Wayne Troulias
Regina Yancy Troulias
613 Meadow Ridge Drive
Birmingham, AL 35242

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Thousand and No/100Dollars (\$220,000.00 to the undersigned Grantor(s), Marian G. Radwin, as Personal Representative of the Estate of Russell I. Radwin, deceased, Probate Case # 2013-217849, Jefferson County, Alabama,(herein referred to as Grantor(s)) in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant, bargain, sell and convey unto the said C. Wayne Troulias and Regina Yancy Troulias, (herein referred to as Grantees) as joint tenants with rights of survivorship, and upon the death of either of them, then unto the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Survey of Meadow Brook Cluster Homes, 2nd Sector, as recorded in Map Book 22, Page 110, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 2013.
2. Easements, restrictions, conditions and reservations of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 I, do for myself and for my heirs, executors and administrators covenant with the said Grantees, their 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 the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/04/2013
State of Alabama
Deed Tax:\$220.00



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IN WITNESS WHEREOF, I/we/it have/has hereunto set my/our/it's hand(s) and seal(s) this
26th day of August, 2013.



Marian G. Radwin,
As Personal Representative of the
Estate of Russell I. Radwin, deceased
Probate Case #2013-217849,
Jefferson County, Alabama

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Marian G. Radwin, whose name as Personal Representative of the Estate of Russell I. Radwin, deceased, Probate Case #2013-217849, Jefferson County, Alabama, 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 as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

GIVEN under my hand and official seal on this 26th day of August, 2013.


Notary Public

My Commission Expires: 11-10-15

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>Marian C. Radwin, as</u>	Grantee's Name	<u>C. Wayne Troulias</u>
Mailing Address	<u>Personal Representative of</u> <u>Estate of Russell I. Radwin, deceased</u>	Mailing Address	<u>Regina Yancy Troulias</u>
	<u>1224 Wellington Circle</u>		<u>613 Meadow Ridge Drive</u>
	<u>Vestavia, AL 35243</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>613 Meadow Ridge Drive</u>	Date of Sale	<u>8/26/13</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$220,000.00</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 8/26/13

Print

Marian G. Radwin, as Personal Representative
of the Estate of Russell I. Radwin, deceased

Probate Case NO. 2013-217849, Jefferson County,
Alabama

Unattested

Sign X

Marian G. Radwin
(Grantor/Grantee/Owner/Agent) circle one

Anthony D. Snable, Attorney

(verified by)