

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

Send tax notice to:  
Jane Neidhardt Farris  
1297 Greystone Parc Drive  
Hoover, Alabama 35242

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Sixty-Nine Thousand and 00/100 Dollars (\$369,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

**Don J. Giardina, an unmarried man**

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

**Jane Neidhardt Farris**

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

**Lot 27, according to the Survey of The Parc at Greystone, as recorded in Map Book 32, page 42-A, 42-B and 42-C in the Probate Office of Shelby County, Alabama**

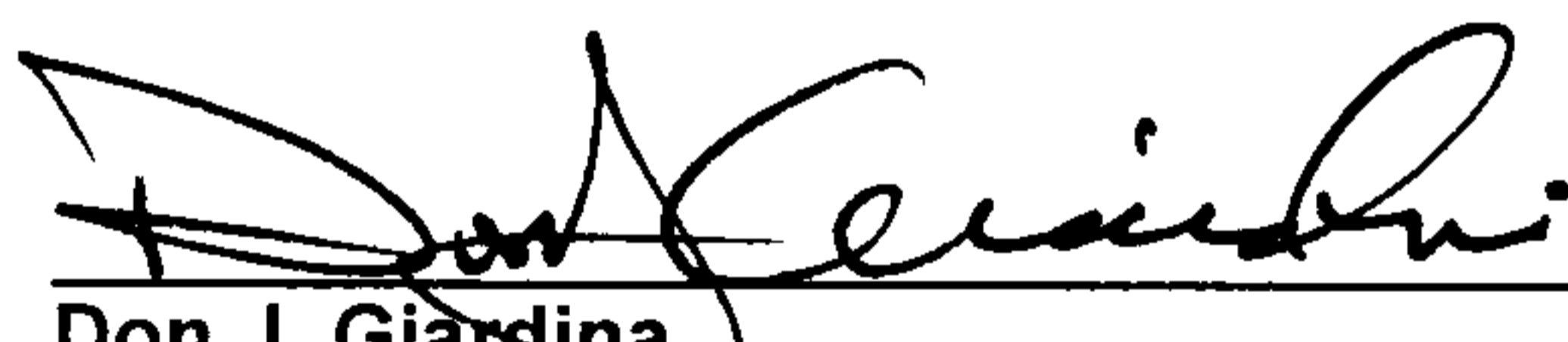
By executing this deed, the grantor **Don J. Giardina** affirms that the prior grantor in the chain of title **Anne B. Giardina (who is his daughter)** is one and the same person as **Anne Giardina Hubbard** and was unmarried at the time she executed the deed which is recorded in **20111109000338230**.

- Subject to:
- (1) 2014 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, **her** heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, **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, **her** heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have set my hand and seal, this **18th day of October, 2013**.

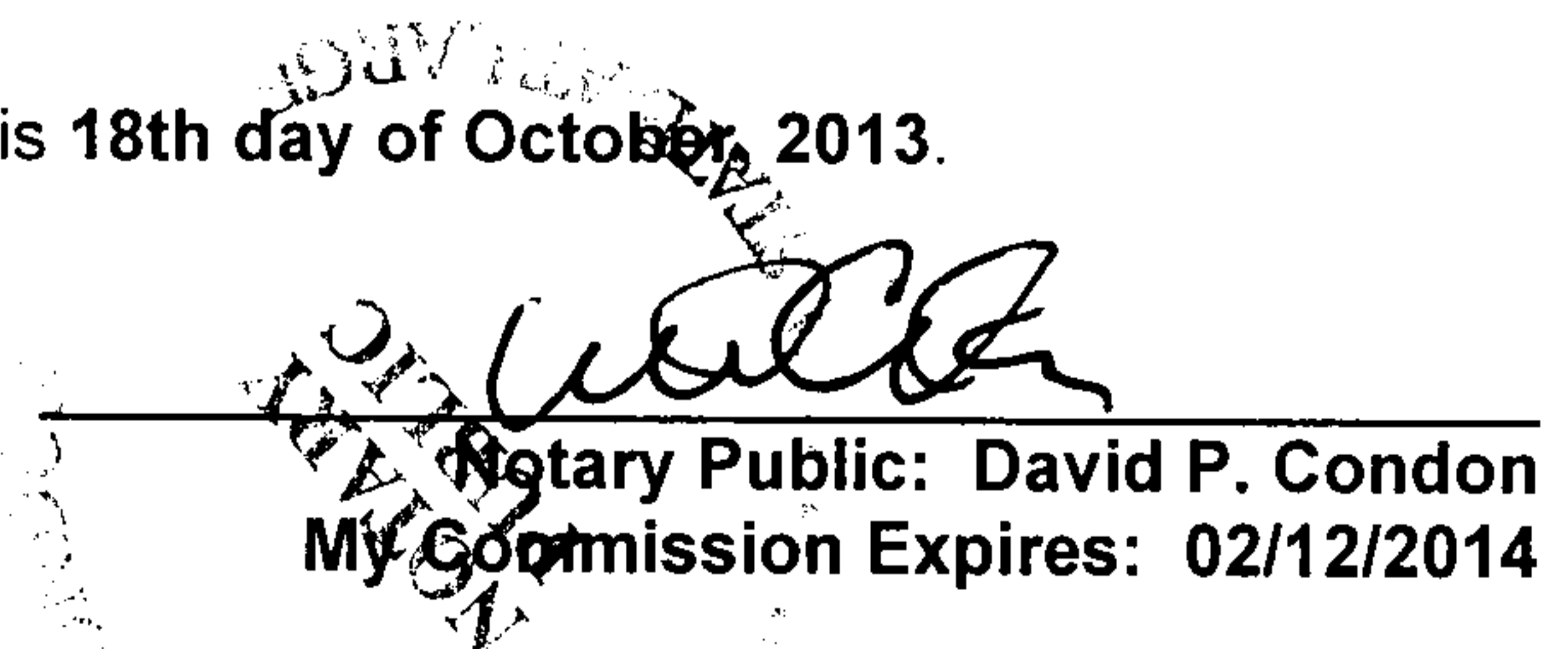
  
\_\_\_\_\_  
Don J. Giardina (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Don J. Giardina** 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 **18th day of October, 2013**.

  
20131107000439310 1/2 \$386.00  
Shelby Cnty Judge of Probate, AL  
11/07/2013 10:42:22 AM FILED/CERT

  
\_\_\_\_\_  
Notary Public: David P. Condon  
My Commission Expires: 02/12/2014

Shelby County, AL 11/07/2013  
State of Alabama  
Deed Tax: \$369.00

Real Estate Sales Validation Form

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

Grantor's Name Don J. Giudina  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Jane Heidhardt Farris  
Mailing Address 1297 Greystone Parc Dr.  
Hoover, AL 35242

Property Address 1297 Greystone Parc Dr.  
Hoover, AL 35242  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 10-18-13  
Total Purchase Price \$ 369,000  
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
- Appraisal
- Sales Contract
- Other
- Closing Statement

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 11-4-13

Print Dawn Bigwell for David P. Condon, Jr.

Unattested

Sign Dawn Bigwell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

