

This Instrument was prepared by:

Ken Horne


SEND TAX NOTICE TO:

Stacye H. & Michael J. Seremet

5022 CAMERON ROAD

BIRMINGHAM, AL 35242

WARRANTY DEED JOINT TENANTS  
WITH RIGHTS OF SURVIVORSHIP

  
20140103000004330 1/3 \$220.00  
Shelby Cnty Judge of Probate, AL  
01/03/2014 02:37:38 PM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents, that in consideration of \$25.00 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, H&S PROPERTY HOLDINGS, LLC (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STACYE H. & MICHAEL J. SEREMET (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to wit:

LOT 2, IN BLOCK 2, ACCORDING TO THE MAP AND SURVEY OF KERRY DOWNS, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 5, PAGES 135 AND 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

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, and assigns of the grantees herein shall take as tenants in common).

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administration shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set  
hand(s) and seal(s), this 19th day of December, 2013.

Witness:

Angie M. Bell  
Anna J. Jones

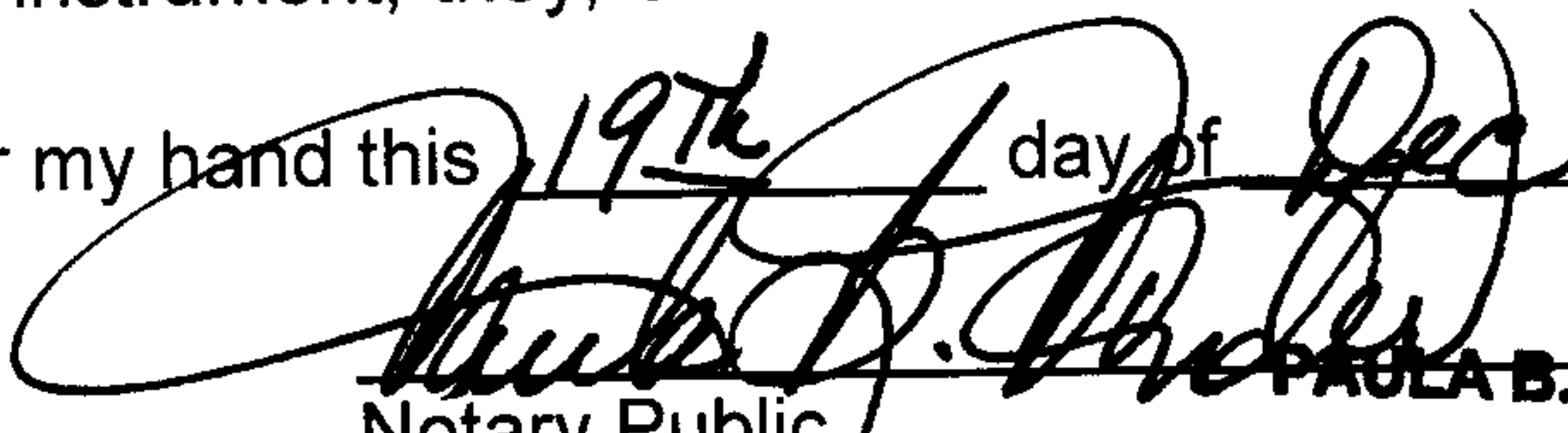
H&S Property Holdings, Inc.  
by Kenneth E. Horne  
Managing Member

Shelby County, AL 01/03/2014  
State of Alabama  
Deed Tax: \$200.00

STATE OF ALABAMA )  
COUNTY OF SHELBY )


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth C. Horne whose names are signed to the foregoing instrument, and who is known to me, acknowledge before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 19th day of Dec, 20 13

  
\_\_\_\_\_  
PAULA B. PONDER

Notary Public

My Commission Expires MY COMMISSION EXPIRES  
JANUARY 19, 2017

  
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## Real Estate Sales Validation Form

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

Grantor's Name H&S Properties  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Michael & Stacey Seremet  
Mailing Address 5022 Cameron Rd.  
B-Ham 35242  
\_\_\_\_\_  
\_\_\_\_\_

Property Address 5972 Heather Pt  
Birmingham 35242  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 5-31-13  
Total Purchase Price \$ 200,000

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  
☒ 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 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 6-3-14

Print Michael Seremet

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1