


THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
JONATHAN ZARZOUR  
  
360 LANE PARK TRL  
MAYLENE, AL 35114

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

State Of Alabama

Shelby County

  
20140110000010880 1/4 \$68.00  
Shelby Cnty Judge of Probate, AL  
01/10/2014 01:39:24 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00)\* to the undersigned Grantor, PATTI PERKINS, AN UNMARRIED WOMAN \_\_\_\_\_ (hereinafter referred to as Grantor, whose mailing address is 360 LANE PARK TRL, MAYLENE, AL 35114-6086), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JONATHAN ZARZOUR, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 540-A, ACCORDING TO A RESURVEY OF LOTS 534 - 541, GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 5TH ADDITION, AS RECORDED IN MAP BOOK 24, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PATTI P. DAVIS AND PATTIE PERKINS ARE ONE AND THE SAME PERSON

Property address: 360 LANE PARK TRL, MAYLENE, AL 35114

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Declaration of Protective Covenants as recorded in Instrument No. 1995-5892; First Amendment recorded in Instrument No. 1995-28543, Supplementary Declaration of Protective Covenants recorded in Instrument No. 1995-28544, Supplementary Declaration of Protective Covenants recorded in Instrument No. 1996-0339,
5. Supplementary Declaration of Protective Covenants recorded in Instrument No. 1996-29192, amended by Instrument NO. 1996-37928, Supplementary Declaration of Protective Covenants recorded in Instrument No. 1996-37929, Supplementary Declaration of Protective

Shelby County, AL 01/10/2014  
State of Alabama  
Deed Tax: \$45.00

Covenants recorded in Instrument No. 2000-4501, and Supplementary Declaration of Protective Covenants recorded in Instrument No. 2000-1048

6. Articles of Incorporation of Grande View Homeowner's Association, as recorded in Instrument no. 1995-5890 and By-Law recorded in Instrument No. 1995-5891.
7. Title to all minerals within and underlying the property, together with all mining rights and other rights privileges immunities and release of damages relating thereto, as recorded in Instrument No. 2002-6984
8. Rights, easements, restrictions or covenants granted to Alabama Power Company, City of Alabaster and Francis M. Randall and Harriett Randall as recorded in Instrument No. 1994-26505
9. Decree of Condemnation Case No. 28-197, Alabama Water and Gas V. Kimberly - Clark Corporation as referred to in that certain deed recorded in Instrument NO. 1994-26505
10. Right of Way granted to Alabama Power Company by instrument recorded in Deed 138, Page 170

\$180,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his/her heirs and assigns forever.

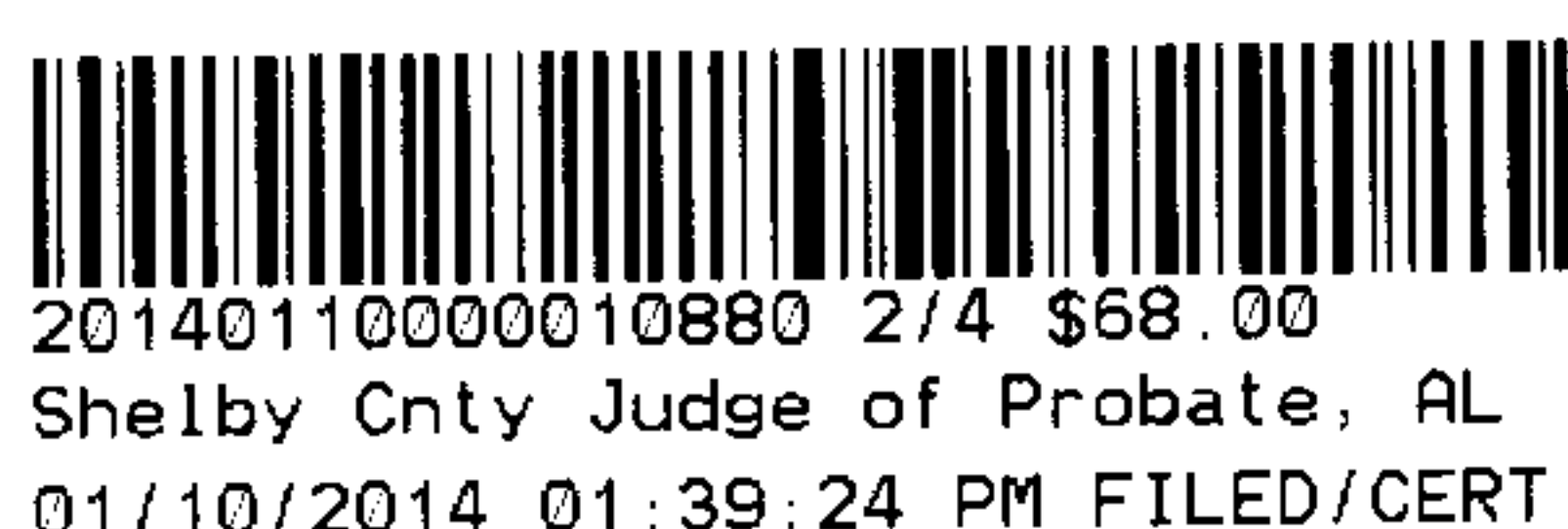
And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 19th day of December, 2013.

  
PATTI PERKINS

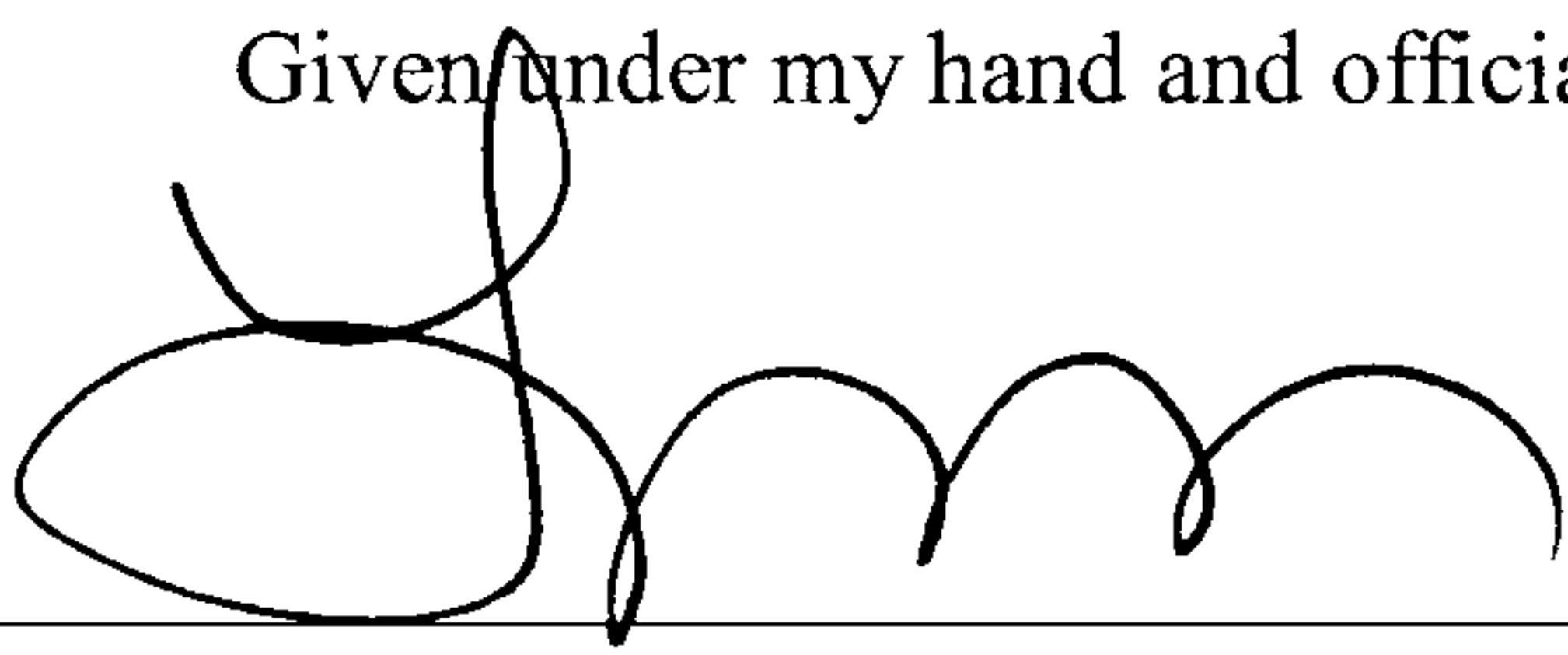
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that PATTI PERKINS, AN UNMARRIED WOMAN 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, executed the same voluntarily on the day the same bears date.





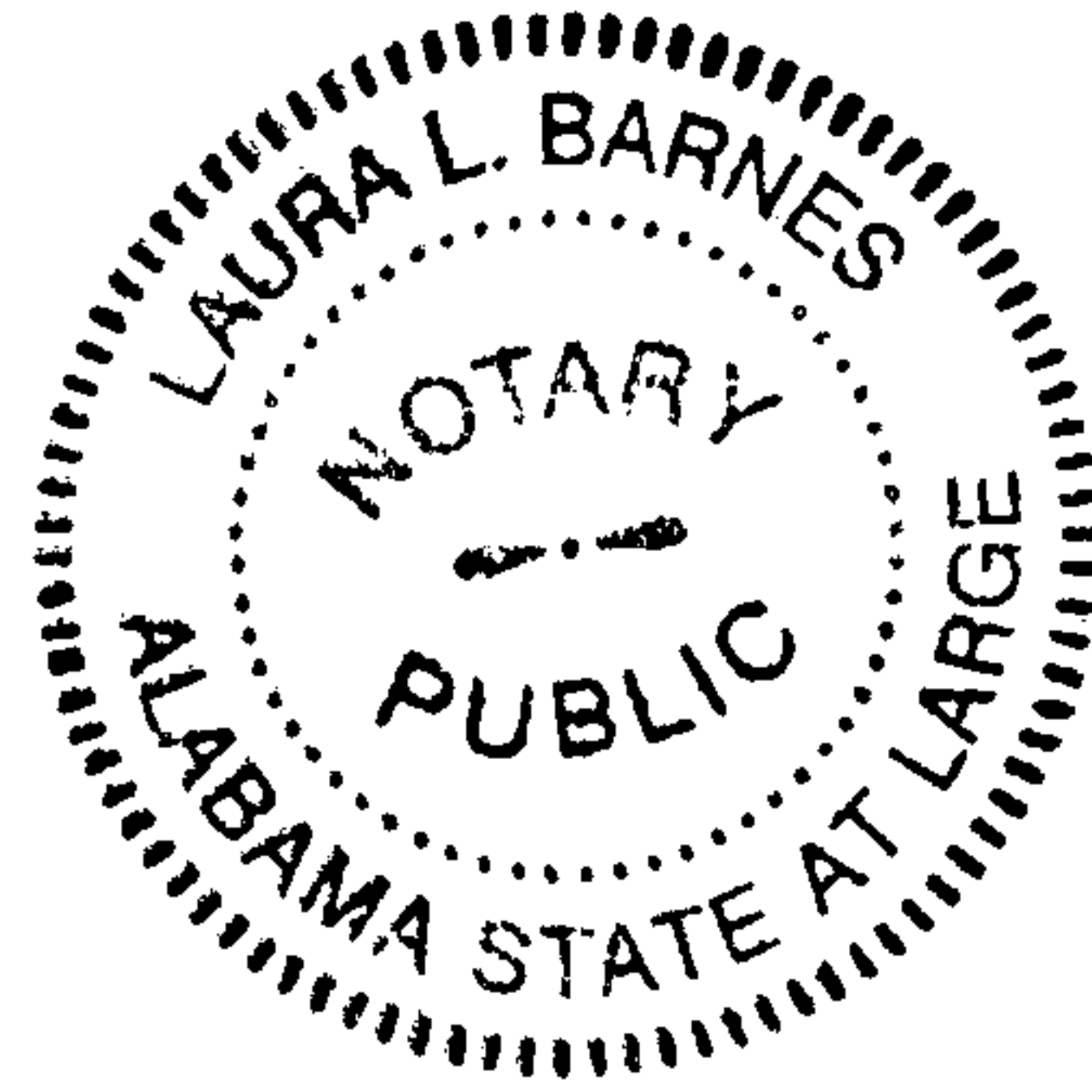
Given under my hand and official seal this 19th day of December, 2013.



NOTARY PUBLIC

My Commission Expires:

2/4/14



20140110000010880 3/4 \$68.00  
Shelby Cnty Judge of Probate, AL  
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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	<u>PATTI PERKINS</u>	Grantee's Name	<u>JONATHAN ZARZOUR</u>
Mailing Address	<u>360 LANE PARK TRL</u> <u>MAYLENE, AL 35114</u>	Mailing Address	<u>360 LANE PARK TRL</u> <u>MAYLENE, AL 35114</u>
Property Address	<u>360 LANE PARK TRL</u> <u>MAYLENE, AL 35114</u>	Date of Sale	<u>December 19th, 2013</u>
		Total Purchase Price	<u>\$225,000.00</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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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: 12/19/13

Print Rita Coon

☐ Unattested (verified by \_\_\_\_\_)

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

