

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine tree Circle
Vestavia Hills, Alabama 35243

20140220000046840 1/2 \$187.00
Shelby Cnty Judge of Probate, AL
02/20/2014 10:28:02 AM FILED/CERT

Send Tax Notice To:
Dennis R Madison
201 Legacy Court
Birmingham, AL 35242

WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Eight Hundred Ten Thousand and 00/100 (\$810,000.00)** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **Charles Michael Zolak (being the same as Charles M. Zolak) and Joan Elizabeth Zolak (being the same as Joan E. Zolak), Husband and Wife**

(herein referred to as GRANTORS, whether one or more) do grant, bargain, sell and convey unto

Dennis R. Madison and Lynne Madison

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 142, according to the Survey of Greystone Legacy 1st Sector, as recorded in Map Book 26, pages 79 A, B & C, in the Probate Office of Shelby County, Alabama.

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

\$ 640,000 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEE 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 I/we do for myself and for my/our heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I/we am 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 administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signatures and seals, this the 11 day of **February, 2014**.

Shelby County, AL 02/20/2014
State of Alabama
Deed Tax:\$170.00

Joan Elizabeth Zolak
Joan Elizabeth Zolak
Charles Michael Zolak by Joan Elizabeth Zolak, Agent/Attorney In Fact
Charles Michael Zolak by Joan Elizabeth Zolak, Agent/Attorney In Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joan Elizabeth Zolak**, 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 she executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the 11 day of **February, 2014**

SEAL

William Patrick Cockrell
Notary Public
My Commission Expires:

WILLIAM PATRICK COCKRELL
Notary Public - State of Alabama
My Commission Expires
February 19, 2017

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State at Large hereby certify that **Joan Elizabeth Zolak**, whose name 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, she, in her 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 11 day of February, 2014.

William Patrick Cockrell
Notary Public
My Commission expires:

WILLIAM PATRICK COCKRELL
Notary Public - State of Alabama
My Commission Expires
February 19, 2017

Real Estate Sales Validation Form

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

Grantor's Name	Charles Michael Zolak by Joan Elizabeth Zolak, Agent/Attorney In Fact	Grantee's Name	Dennis R Madison and Lynne Madison
Mailing Address	201 Legacy Ct Hoover, AL 35242	Mailing Address	2132 Georgia Hwy 130W Vidalia, GA 30474
Property Address	201 Legacy Court Hoover, AL 35242	Date of Sale	February 14, 2014
		Total Purchase Price	\$810,000.00
		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	February 14, 2014	Print	Joan Elizabeth Zolak
Unattested		Sign	Joan Elizabeth Zolak
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

