

Send tax notice to:
Arnar Thors and Kara Thors
5600 Double Oak Lane
Birmingham, Alabama 35242

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203-2119

STATE OF ALABAMA)
 :
SHELBY COUNTY)

DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty-five Thousand Dollars (\$435,000.00) (which value has been verified by sales contract) and other good and valuable consideration in hand paid to **MICHAEL E. STEPHENS**, a married man ("Grantor"), whose address is 1896 Kingfish Road, Naples FL 34102, by **ARNAR THORS and KARA THORS** ("Grantees"), whose address is 5600 Double Oak Lane, Birmingham, Alabama 35242, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, real property (the "Property") situated in Shelby County, Alabama, located at 5600 Double Oak Lane, Birmingham, Alabama 35242, and more particularly described as follows:


Lot 25, according to the final plat of Mountain Crest Estates, as recorded in Map Book 32, page 76, in the Probate Office of Shelby County, Alabama.

Grantor hereby certifies that the Property does not constitute his homestead (as defined by Section 6-10-2, et seq, of the Code of Alabama, 1975).

TO HAVE AND TO HOLD the Property unto Grantees, as joint tenants with right of survivorship, their heirs and assigns forever, subject to the matters set forth on ***Exhibit A*** attached hereto.

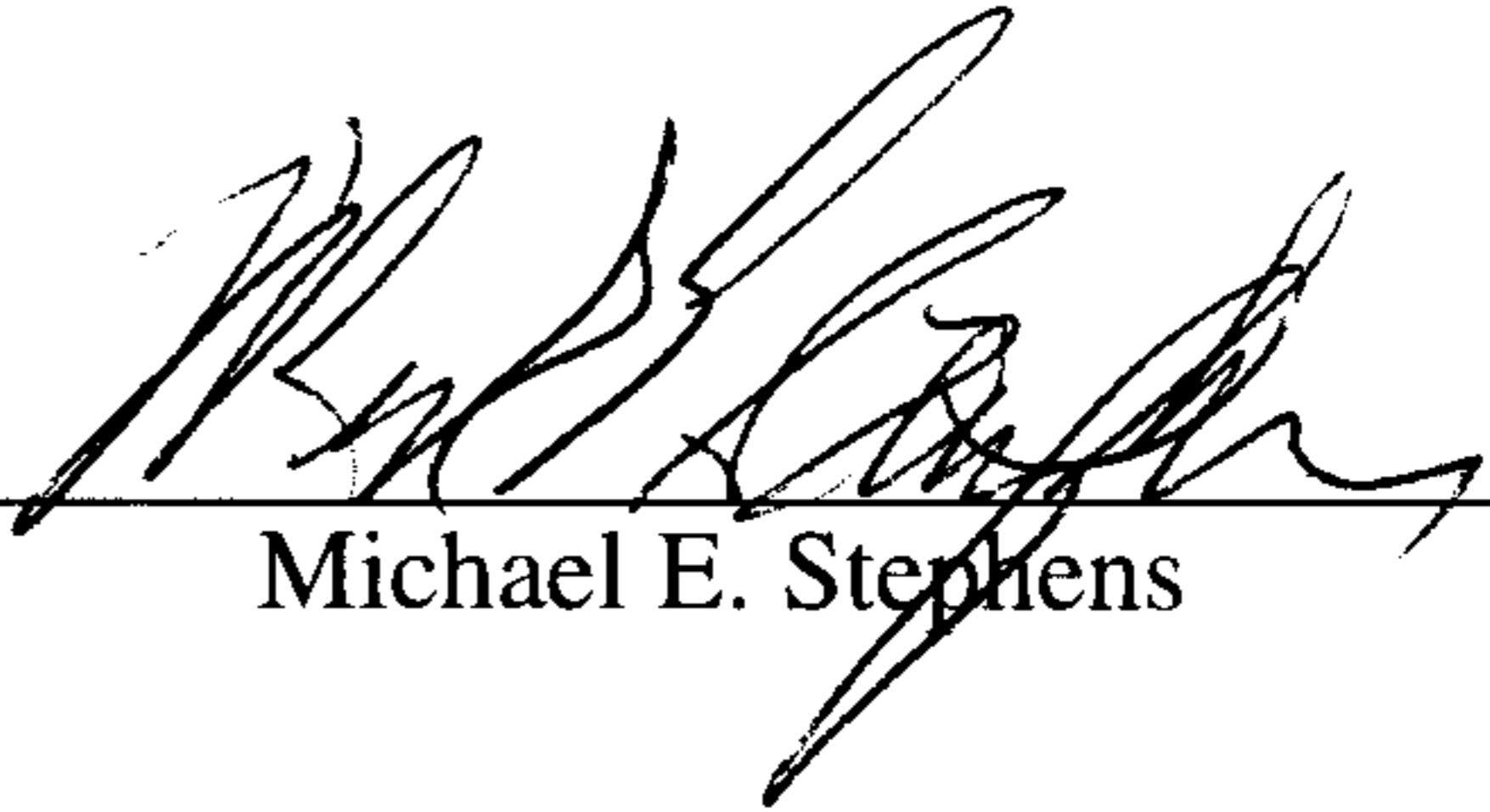
Grantor attests, to the best of Grantor's knowledge and belief, that the information contained in this Deed is true and accurate. Grantor further understands that any false statements claimed on this Deed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

[SIGNATURE ON FOLLOWING PAGE]


20140305000059800 1/4 \$458.00
Shelby Cnty Judge of Probate, AL
03/05/2014 10:46:37 AM FILED/CERT

Shelby County, AL 03/05/2014
State of Alabama
Deed Tax: \$435.00

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on this 20th day of February, 2014.

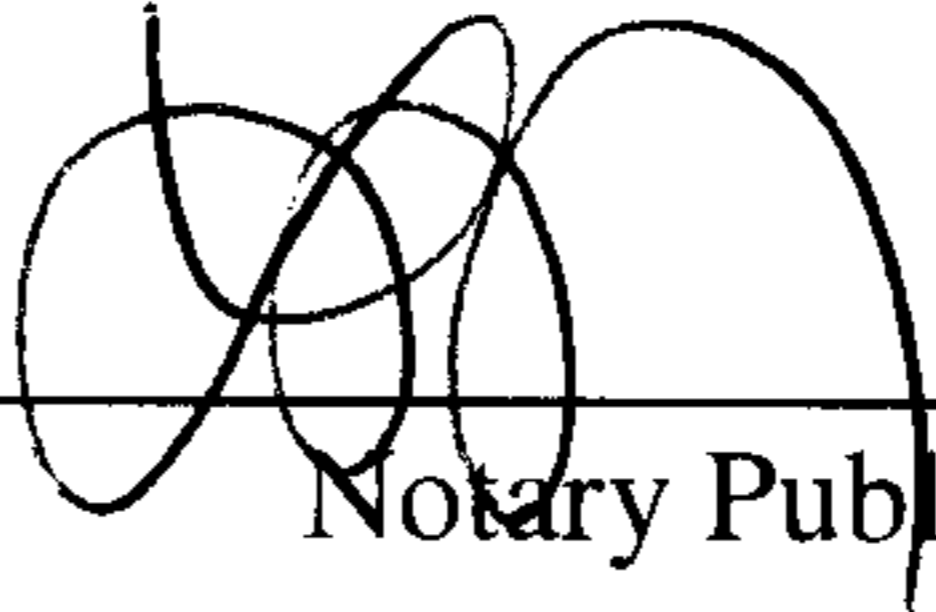


Michael E. Stephens

STATE OF FLORIDA)
COUNTY OF COLLIER)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Michael E. Stephens, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February , 2014.



Notary Public

[NOTARIAL SEAL]

My commission expires: _____

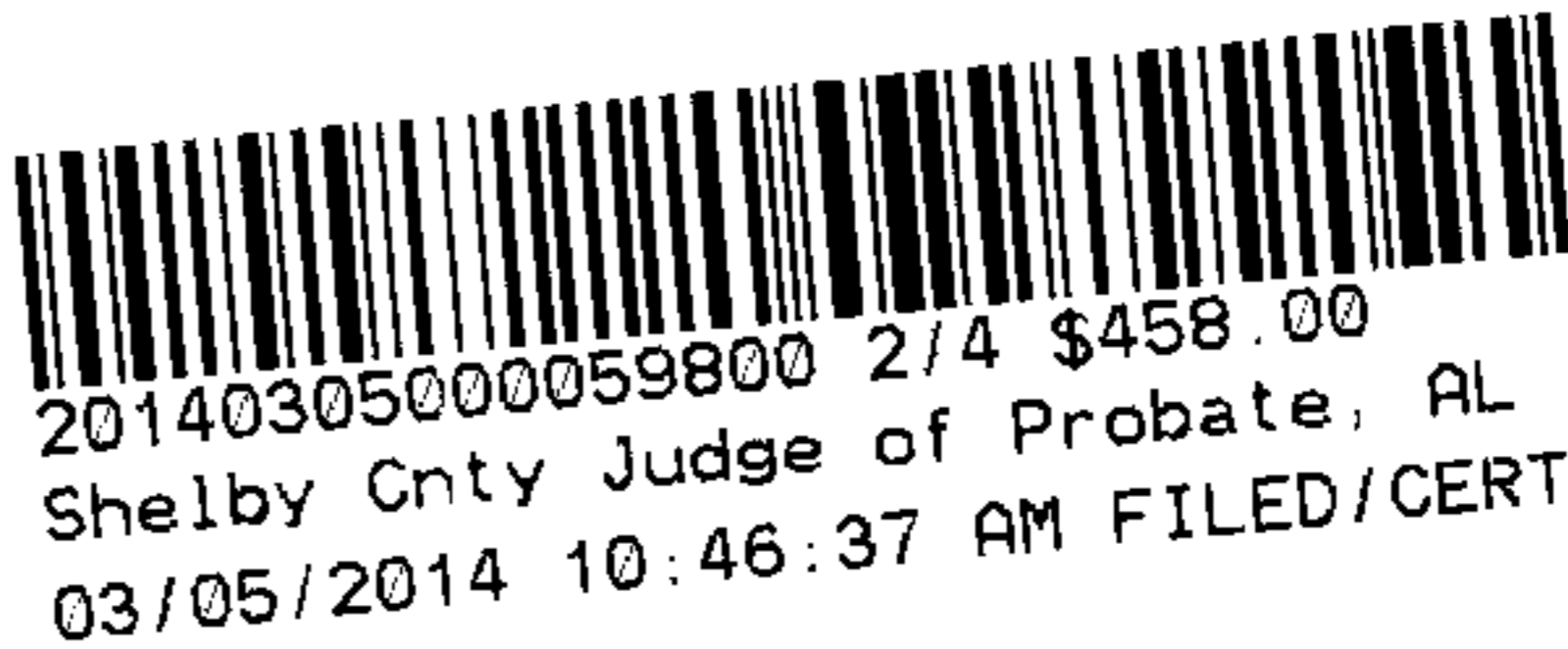
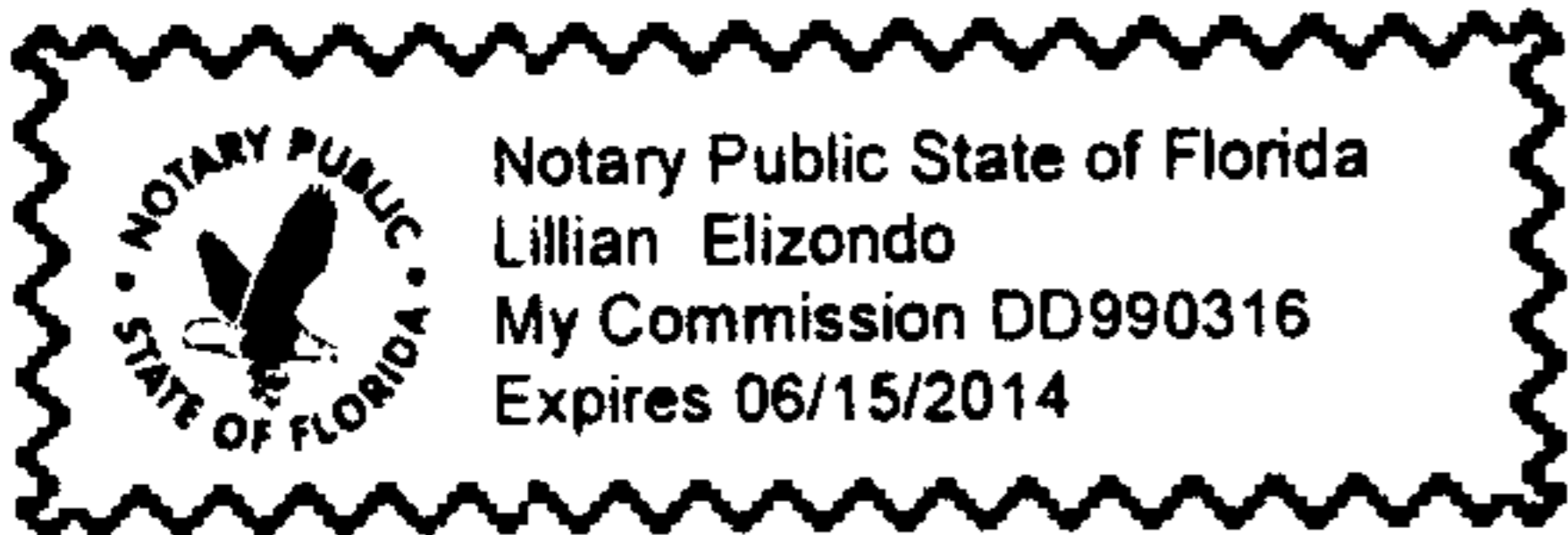
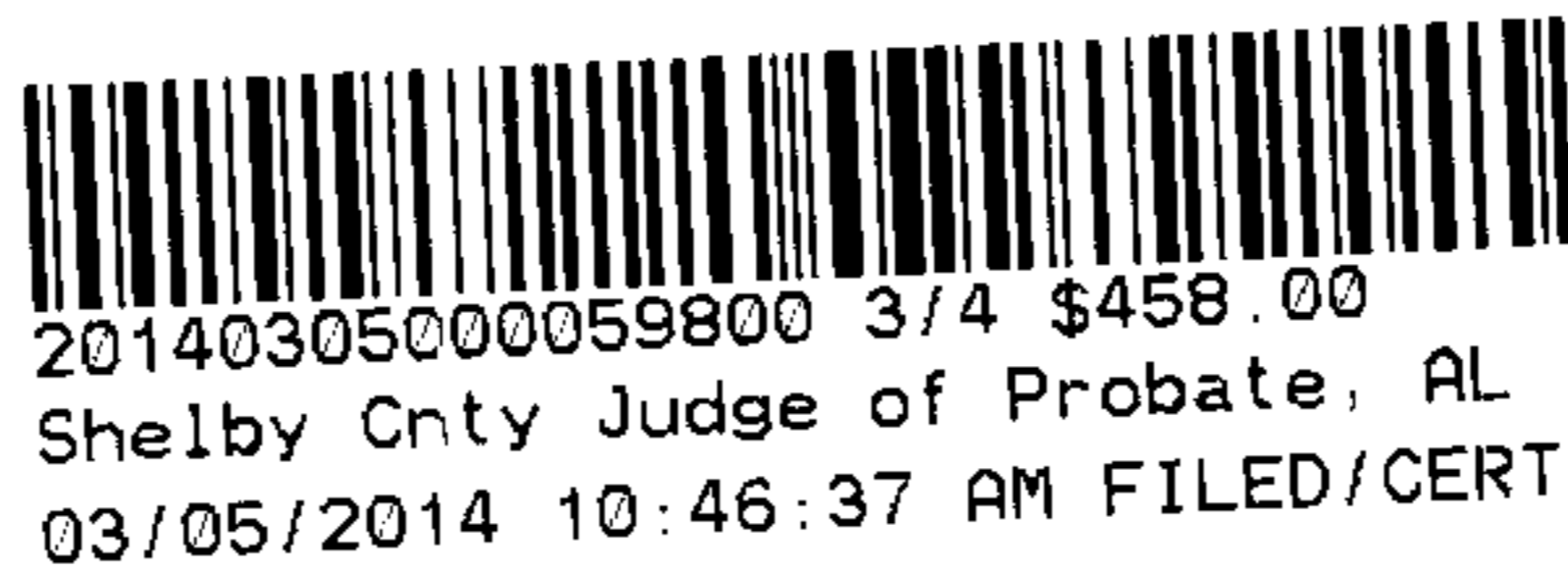


EXHIBIT A

Title Exceptions

1. Ad valorem taxes for 2014 and subsequent years, not yet due and payable
2. Any mineral and/or mining rights which are not owned by Grantor, it being the intention of Grantor to convey, without warranty, only those mineral and mining rights to which Grantor has an interest or title
3. Utility easements, subdivision covenants and restrictions
4. Present zoning classification of residential
5. All easements, encroachments, building setback lines, and rights-of-way as shown of record by recorded plat or other recorded instrument, including any amendments thereto, or by an accurate survey of the Property
6. All matters, facts, easements, restrictions, assessments, covenants, agreements, and all other terms and provisions in Map Book 32, page 76
7. Easement on the northeast property line, 40 foot building setback line, and matters of survey as shown on the recorded map or plat of Mountain Crest Estates as recorded in Map Book 32, page 76
8. Restrictions and covenants in Instrument #20040105000006420
9. Right-of-way to Alabama Power Company as recorded in Volume 84, page 224, and Instrument #2004-26
10. Restrictive covenants and grant of land easement to Alabama Power Company recorded in #20040102000000260



Real Estate Sales Validation Form

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

Grantor's Name Michael E. Stephens
Mailing Address _____
1896 Kingfish Road
Naples, FL 34102

Grantee's Name Arnar Thors
Mailing Address Kara Thors
5600 Double Oak Lane
Birmingham, Alabama 35242

Property Address 5600 Double Oak Lane
Birmingham, Alabama 35242

Date of Sale 3/03/14
Total Purchase Price \$ \$435,000.00

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
☐ 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 _____

Print C. Ryan Sparks

☐ Unattested

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



20140305000059800 4/4 \$458.00
Shelby Cnty Judge of Probate, AL
03/05/2014 10:46:37 AM FILED/CERT

Verified by) _____

Form RT-1