

This Instrument was Prepared by:
Heidi Kapanka
690 Highland Lakes Cove
Birmingham, AL 35242

Send Tax Notice To: John C. Margadonna
Debra M. Margadonna
690 Highland Lakes Cove
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Four Hundred Thirty Five Thousand Dollars and No Cents (\$435,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Heidi Kapanka, a single woman** (herein referred to as grantor), does grant, bargain, sell and convey unto **John C. Margadonna and Debra M. Margadonna** (herein referred to as GRANTEE) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 113, according to the Survey of Highland Lakes, 1st Sector, as recorded in Map Book 18, Page 37 A-G, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

\$335,000.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

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 served 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 (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 administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25th day of April, 2014.


Heidi Kapanka (Seal)

State of Utah

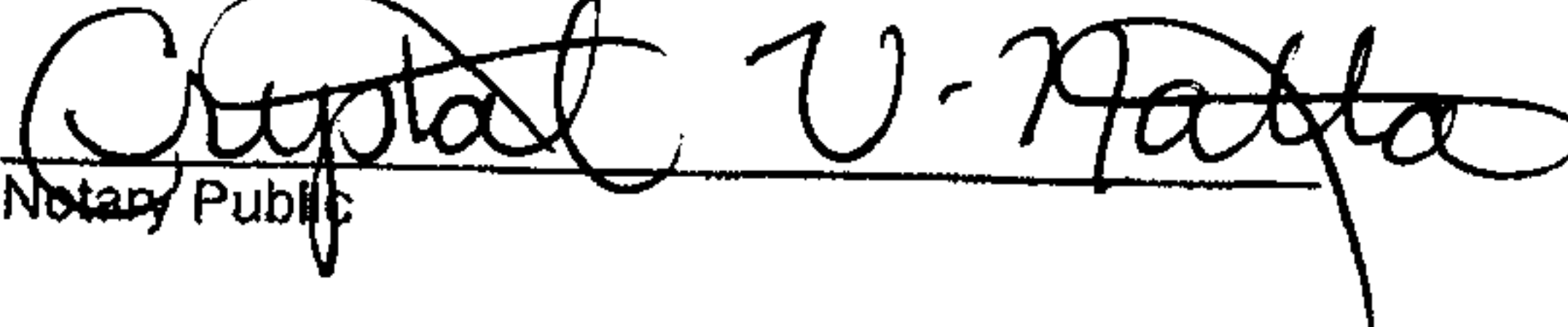
County Weber

} General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Heidi Kapanka, a single woman** whose names **is/are** signed to the foregoing conveyance, and who **is/are** known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance **he/she/they** executed the same voluntarily on the day the same bears date.

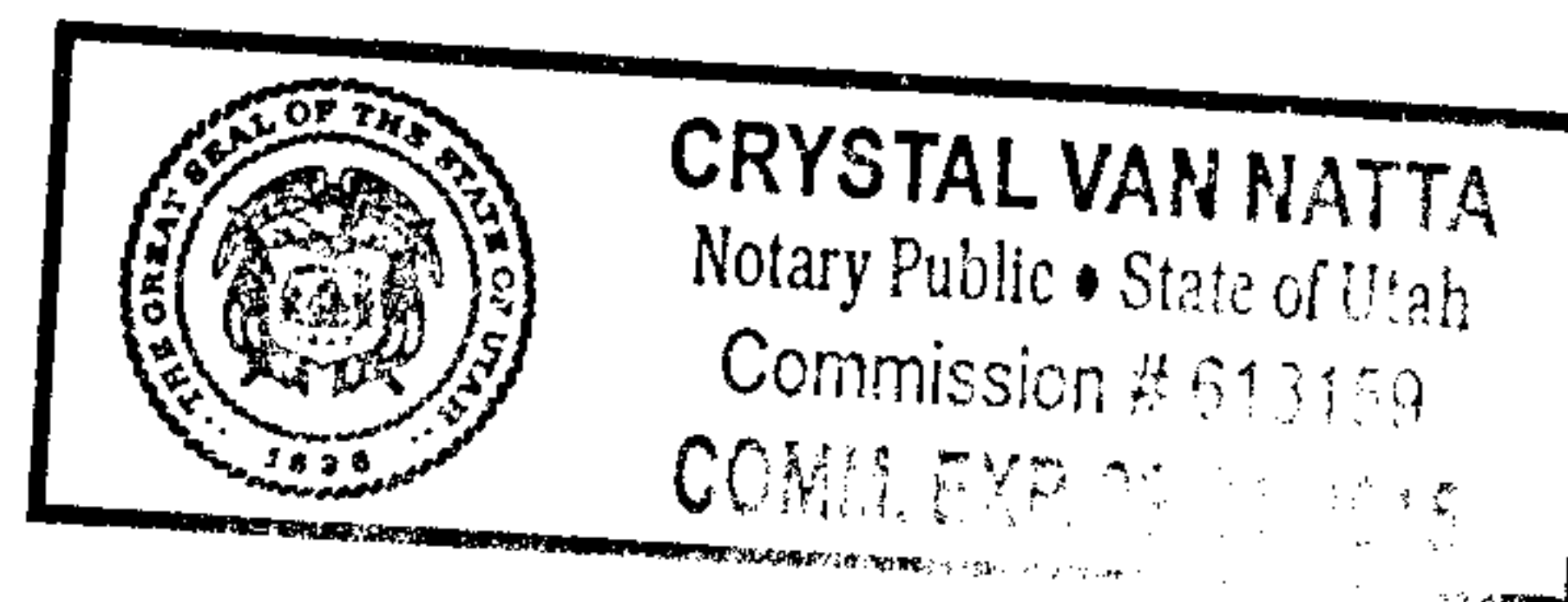
Given under my hand and official seal, this the 25th day of April, 2014.

My Commission Expires: 09/01/2015


Notary Public


20140501000129990 1/2 \$117.00
Shelby Cnty Judge of Probate, AL
05/01/2014 03:23:31 PM FILED/CERT

Shelby County, AL 05/01/2014
State of Alabama
Deed Tax: \$100.00



1700
100
1170

Real Estate Sales Validation Form

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

Grantor's Name Heidi Kapanka

Grantee's Name John C. Margadonna

Mailing Address 690 Highland Lakes Cove
Birmingham, AL 35242

Mailing Address 500 Lake Colony Drive
Birmingham, AL 35242

Property Address 690 Highland Lakes Cove
Birmingham, AL 35242

Date of Sale April 25, 2014
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 of 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 4/25/2014

Print Heidi Kapanka

☒ Unattested

(verified by)

Sign

Heidi Kapanka
(Grantor/Grantee/Owner/Agent) circle one



20140501000129990 2/2 \$117.00
Shelby Cnty Judge of Probate, AL
05/01/2014 03:23:31 PM FILED/CERT

Form RT-1