

This Instrument was Prepared by:

The Snoddy Law Firm, LLC
(Without Title Opinion)
2105 Devereux Circle, Suite 101
Birmingham, AL 35243

Send Tax Notice To: Diane M. Anderson
7278 Cahaba Valley Road
Apt 716A
Birmingham, AL 35242

WARRANTY DEED

State of Alabama } Know All Men by These Presents,
Shelby County

That in consideration of the sum of **Two Hundred Sixteen Thousand Dollars and No Cents (\$216,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Myer Fridman, a married man, by and through Tam Billitz, his Attorney in Fact**, (herein referred to as grantor), does grant, bargain, sell and convey unto **Diane M. Anderson** (herein referred to as GRANTEE), the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 220, according to the Survey of A Subdivision for Single Family Residences Forest Parks 2nd Sector, as recorded in Map Book 22, Page 71, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

NOTE: THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, OR HIS SPOUSE.

\$172,800.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEE, her heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, her 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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of April, 2014.

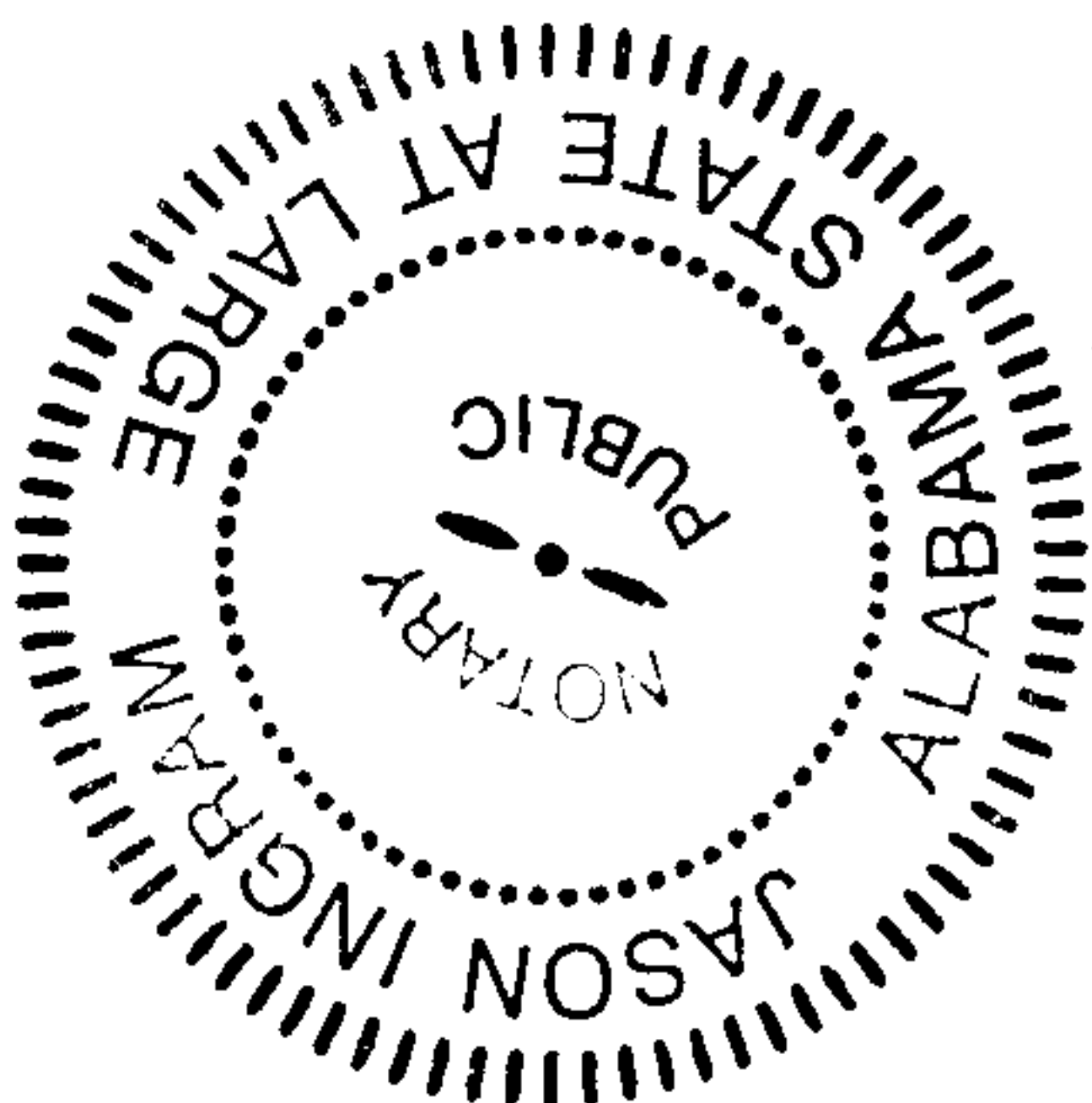
Myer Fridman
MYER FRIDMAN

by Tam Billitz attorney in fact
BY TAM BILLITZ ATTORNEY-IN-FACT

State of Alabama } General Acknowledgment
Shelby County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Myer Fridman, a married man, by and through Tam Billitz, his Attorney in Fact** whose name **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 as Attorney in Fact and with full power and authority.

Given under my hand and official seal, this the 30th day of April, 2014.



W. Jason Ingram
Notary Public
My Commission Expires: My Commission Expires July 12, 2015

20140514000145380 1/2 \$60.50
Shelby Cnty Judge of Probate, AL
05/14/2014 12:22:29 PM FILED/CERT

Shelby County, AL 05/14/2014
State of Alabama
Deed Tax: \$43.50

43⁰²
19⁰²
60⁰²

Real Estate Sales Validation Form

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

Grantor's Name Myer Fridman

Grantee's Name Diane M. Anderson

Mailing Address 257 Woodbury Drive
Sterrett, AL 35147

Mailing Address 7278 Cahaba Valley Road, Apt 716A
Birmingham, AL 35242

Property Address 257 Woodbury Drive
Sterrett, AL 35147

Date of Sale April 30, 2014

Total Purchase Price \$216,000.00

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)

xxxxx 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 April 30, 2014

Print Myer Fridman by Tam Billitz, AIF

 Unattested

Sign Myer Fridman by Tam Billitz attorney
(Grantor/Grantee/Owner/Agent) circle one in fact

(verified by)



20140514000145380 2/2 \$60.50
Shelby Cnty Judge of Probate, AL
05/14/2014 12:22:29 PM FILED/CERT

Form RT-1