

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
JOANNA M. ABEN
3009 ARBOR BEND
BIRMINGHAM AL.
35244

TITLE AND SURVEY NOT EXAMINED BY PREPARER.

WARRANTY DEED

Shelby County, AL 05/16/2014
State of Alabama
Deed Tax: \$326.50

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Twenty-Six Thousand Three Hundred and 00/100 Dollars (\$326,300.00) and other good and valuable considerations, the amount of which can be verified by the Tax Assessor of Shelby County, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Charles D. Aben and wife, Joanna M. Aben, Grantor (herein referred to as Grantor, whether one or more) whose mailing address is 3009 Arbor Bend, Birmingham, AL 35244, grant, bargain, sell and convey unto Charles D. Aben and Joanna M. Aben (herein referred to as Grantees) whose mailing address is 3009 Arbor Bend, Birmingham, AL 35244, a life estate for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is 3009 Arbor Bend, Birmingham, AL 35244, with the remainder after the aforementioned life estate expires to Erik Krikorian and Marc Aben for and during their joint lives and upon the death of either of them the survivor of them in fee simple together with every contingent remainder and right of reversion to-wit:

Lot 89, according to the Final Plat of Arbor Hill Phase III, as recorded in Map Book 33, Page 142, in the Probate Office of Shelby County, Alabama.

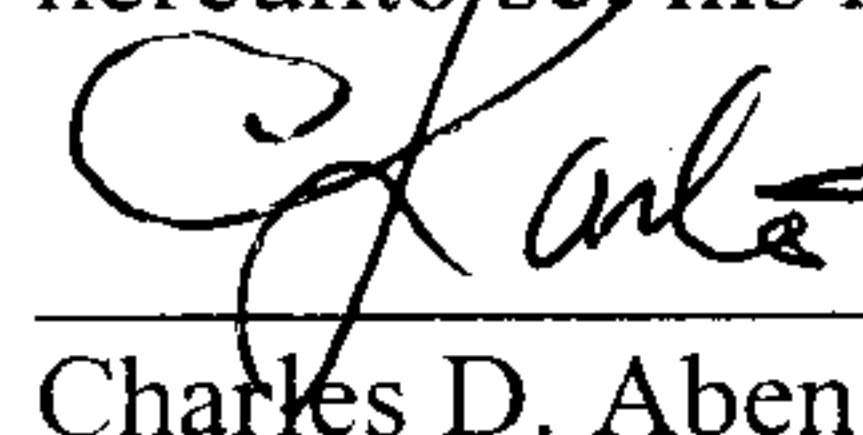
SUBJECT TO: (1) Taxes due in the year 2014 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Mortgages of record.

During the life estate established herein, the life tenant(s) shall pay all mortgage payments, taxes, insurance and maintenance for the above described property and the improvements thereon.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the undersigned, Charles D. Aben and Joanna M. Aben, has hereunto set his hand and seal, this the 15 day of MAY 2014



Charles D. Aben


Joanna M. Aben

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Charles D. Aben and wife, Joanna M. Aben, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of MAY, 2014.


20140516000149380 1/2 \$343.50
Shelby Cnty Judge of Probate, AL
05/16/2014 04:13:29 PM FILED/CERT


Notary Public

My Commission Exp. 3-1-18

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 & Joanna Aben

Mailing Address
3009 Arbor Bend
Birmingham, AL 35244
Property Address
3009 Arbor Bend
Birmingham, AL 35244

Grantee's Name
Charles and Joanna Aben and life estate to
Marc Aben and Erik Krikorian
Mailing Address
3009 Arbor Bend
Birmingham, AL 35244
Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$326,300.00

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 Shelby County Tax Assessor

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 5.15.14

Print JOANNA M. ABEN

☐ Unattested _____
(Verified by)


Sign Joanna M. Aben
(Grantor/Grantee/Owner/Agent) circle one

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that JOANNA M. ABEN, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May, 2014.

Joanna M. Aben
Notary Public
My Commission Exp. 3.1.18


20140516000149380 2/2 \$343.50
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