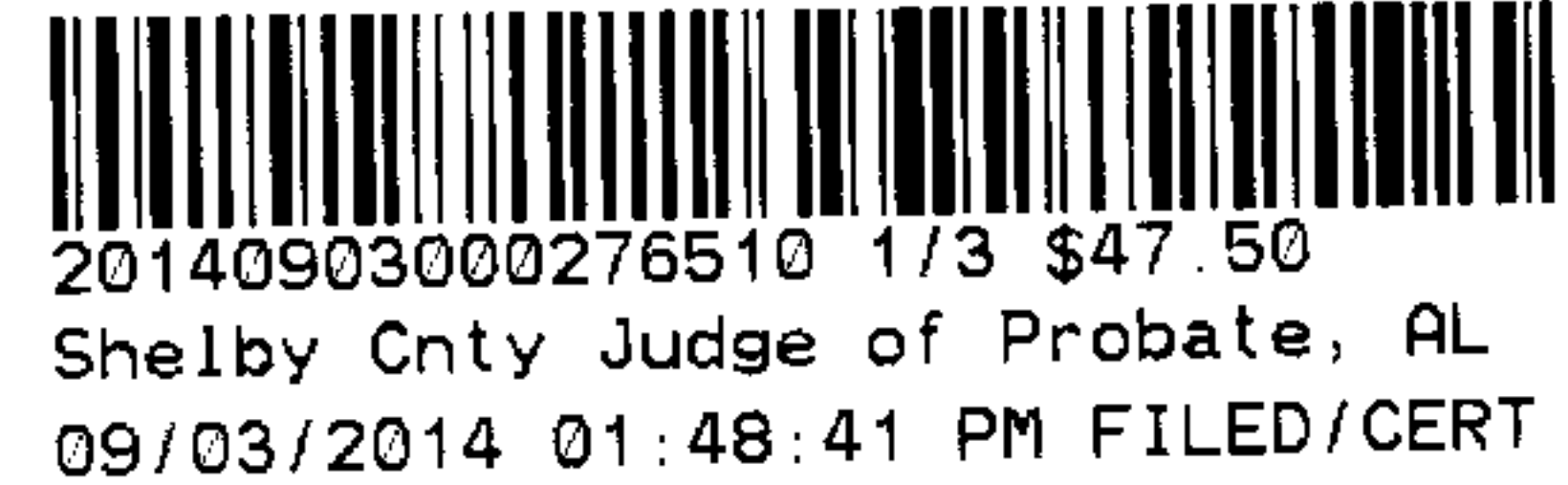


Send tax notice to:
David M. Frederick
105 Brook Highland Cove
Birmingham, AL 35242

STATE OF ALABAMA
JEFFERSON COUNTY

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243
PEL1400014

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Six Thousand Three Hundred and 00/100 Dollars (\$136,300.00) in hand paid to the undersigned, **Betty Jo Latsis, an unmarried woman, Thomas M. Latsis, an unmarried man and Terianne T. Latsis, a married woman, as devisees under the Last Will and Testament of Elizabeth Ann Latsis, deceased, Probate Case No. PR-2014-000490** (hereinafter referred to as "Grantors"), by **David M. Frederick** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 61, according to the survey of The Village at Brook Highland as recorded in Map Book 24, Page 93 in the Probate Office of Shelby County, Alabama.

Betty A. Latsis is one and the same person as Elizabeth Ann Latsis.

The property being conveyed herein does not constitute the homestead of Terianne T. Latsis nor the homestead of her spouse.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

\$ 109,040.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 22ND day of AUGUST, 2014.

Betty Jo Latsis

Betty Jo Latsis, devisee under the Last Will and Testament of Elizabeth Ann Latsis, deceased, Probate Case No. PR-2014-000490

Thomas M. Latsis

Thomas M. Latsis, devisee under the Last Will and Testament of Elizabeth Ann Latsis, deceased, Probate Case No. PR-2014-000490

Terianne T. Latsis

Terianne T. Latsis, devisee under the Last Will and Testament of Elizabeth Ann Latsis, deceased, Probate Case No. PR-2014-000490

STATE OF ALABAMA)

COUNTY OF SHELBY)



20140903000276510 2/3 \$47.50
Shelby Cnty Judge of Probate, AL
09/03/2014 01:48:41 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Jo Latsis, an unmarried woman, Thomas M. Latsis, an unmarried man and Terianne T. Latsis, a married woman, devisees under the Last Will and Testament of Elizabeth Ann Latsis, deceased, Probate Case No. PR-2014-000490, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they as such devisees and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 22ND day of AUGUST, 2014.

[NOTARIAL SEAL]



David W. Lewis
Notary Public

Printed Name: DAVID W. LEWIS
My Commission Expires:

3/25/17

Real Estate Sales Validation Form

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

Grantor's Name Betty Jo Latsis Thomas M. Latsis
Mailing Address Terianne T. Latsis
3400 Independence Drive
Bham AL 35209

Grantee's Name David M. Frederick
Mailing Address 105 Brook Highland Cove
Bham AL 35242

Property Address 105 Brook Highland Cove
Bham AL 35242

Date of Sale 8-22-2014
Total Purchase Price \$ 136,300.⁰⁰
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 8-22-14

Print David W. Lewis

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20140903000276510 3/3 \$47.50
Shelby Cnty Judge of Probate, AL
09/03/2014 01:48:41 PM FILED/CERT