

20141009000318780 1/3 \$165.00
Shelby Cnty Judge of Probate: AL
10/09/2014 10:56:44 AM FILED/CERT

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Elizabeth C. Saliba
1941 Mountain Laurel Lane
Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

Kathleen A. Borden, Successor Trustee of the Revocable Trust Agreement of Shirley Dacey Woodruff dated April 29th, 1996, as amended by the First Amendment to The Revocable Trust of Shirley Dacey Woodruff, dated February 25, 2011

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Elizabeth C. Saliba and Arthur Saliba

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 38-A, according to the Resurvey of Lots 38, 39, 40, 41, 42, 43 and Recreational Area of Davenport's Addition to Riverchase West, Sector 2, as recorded in Map Book 8, Page 24, in the Probate Office of Shelby County, Alabama.

Subject to: (1) 2014 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

TO HAVE AND TO HOLD unto 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 severed 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 10/09/2014
State of Alabama
Deed Tax: \$145.00

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
23 day of September, 2014.

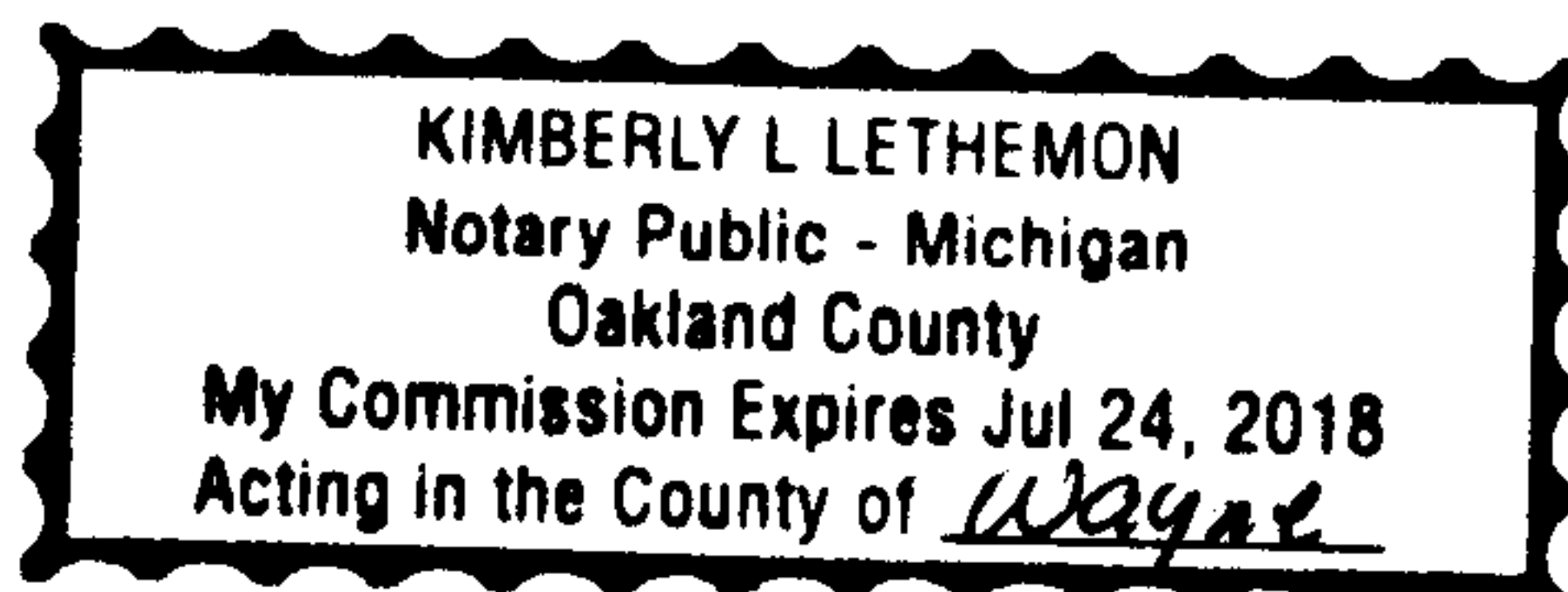
Kathleen A. Borden, Successor Trustee of the Revocable Trust Agreement of Shirley Dacey
Woodruff dated April 29th, 1996, as amended by the First Amendment to The Revocable Trust of
Shirley Dacey Woodruff, dated February 25, 2011

Kathleen A Borden (Seal)
BY: Kathleen A. Borden
ITS: Successor Trustee

STATE OF Michigan
Oakland COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that
Kathleen A. Borden as Successor Trustee of the Revocable Trust Agreement of Shirley Dacey
Woodruff dated April 29th, 1996, as amended by the First Amendment to The Revocable Trust of
Shirley Dacey Woodruff, dated February 25, 2011 whose name is signed to the foregoing conveyance,
and who is known to me, acknowledged before me on this day, that being informed of the contents of the
conveyance and with full authority as such Successor Trustee she executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 23 day of September, 2014.



Kimberly L Lethemon
Notary Public
My Commission Expires: 07-24-2018


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REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **The Revocable Trust of Shirley Dacey Woodruff, dated February 25, 2011**

Mailing Address: **1941 Mountain Laurel Lane
Birmingham, Alabama, 35244**

Date of Sale: **September _____, 2014**

Property Address: **1941 Mountain Laurel Lane
Birmingham, Alabama, 35244**

Total Purchase Price: **\$145,000**

Or

Actual Value: \$ _____

Or

Assessor's Market Value:

Grantee Name: **Elizabeth C. Saliba**

\$ _____

Grantee Name: **Arthur Saliba**

Mailing Address: **1941 Mountain Laurel Lane
Birmingham, AL, 35244**

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

☐ Appraisal

☐ Sales Contract

☐ Other _____

☒ Closing Statement

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 Section 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 Section 40-22-1 (h).

Date: _____

Print: _____

☐ Unattested

(verified by)

Sign: _____

(Grantor/Grantee/Owner/Agent) circle one



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