

20141110000352910
11/10/2014 08:25:48 AM
DEEDS 1/3

This Instrument was Prepared by:

Shannon E. Price P.C.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Kathryn B. Boswell
321 Laurel Woods Lane
Helena, AL 35080

WARRANTY DEED

State of Alabama

Shelby County } Know All Men by These Presents:

That in consideration of the sum of **One Hundred Thirty Three Thousand Dollars and No Cents (\$133,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Paul M. Velotas and Annie C. Velotas, husband and wife, whose mailing address is 2301 Wexford Lane, Birmingham, AL 35216** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kathryn B. Boswell, whose mailing address is 321 Laurel Woods Lane, Helena, AL 35080** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **321 Laurel Woods Lane, Helena, AL 35080**; to wit;

LOT 13 ACCORDING TO THE SURVEY OF LAUREL WOODS, AS RECORDED IN MAP BOOK 16, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 16, Page 24.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

20' building line from Laurel Woods Lane on the Northerly side of subject lot and Laurel Woods Drive on the Southerly side of subject lot as shown on recorded Map Book 16, Page 24.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real 400, Page 242 in the Probate Office of Shelby County, Alabama.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Map Book 16, Page 24 in the Probate Office of Shelby County, Alabama.

Subject to that 50' easement for roadway usage as reserved in deed from Montcreek Land Company to Tanglewood Corporation in Deed Book 108, Page 341.

Right of Way as recorded in Real 150, Page 652.

Cathodic protection facility easement as set out in Real 286, Page 81.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7th day of November, 2014.

2021.2.11

Paul M. Velotas

Annie C. Velt

Annie C. Velotas

State of Alabama

General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Paul M. Velotas and Annie C. Velotas, husband and wife, whose names are signed to the foregoing conveyance, and who 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.

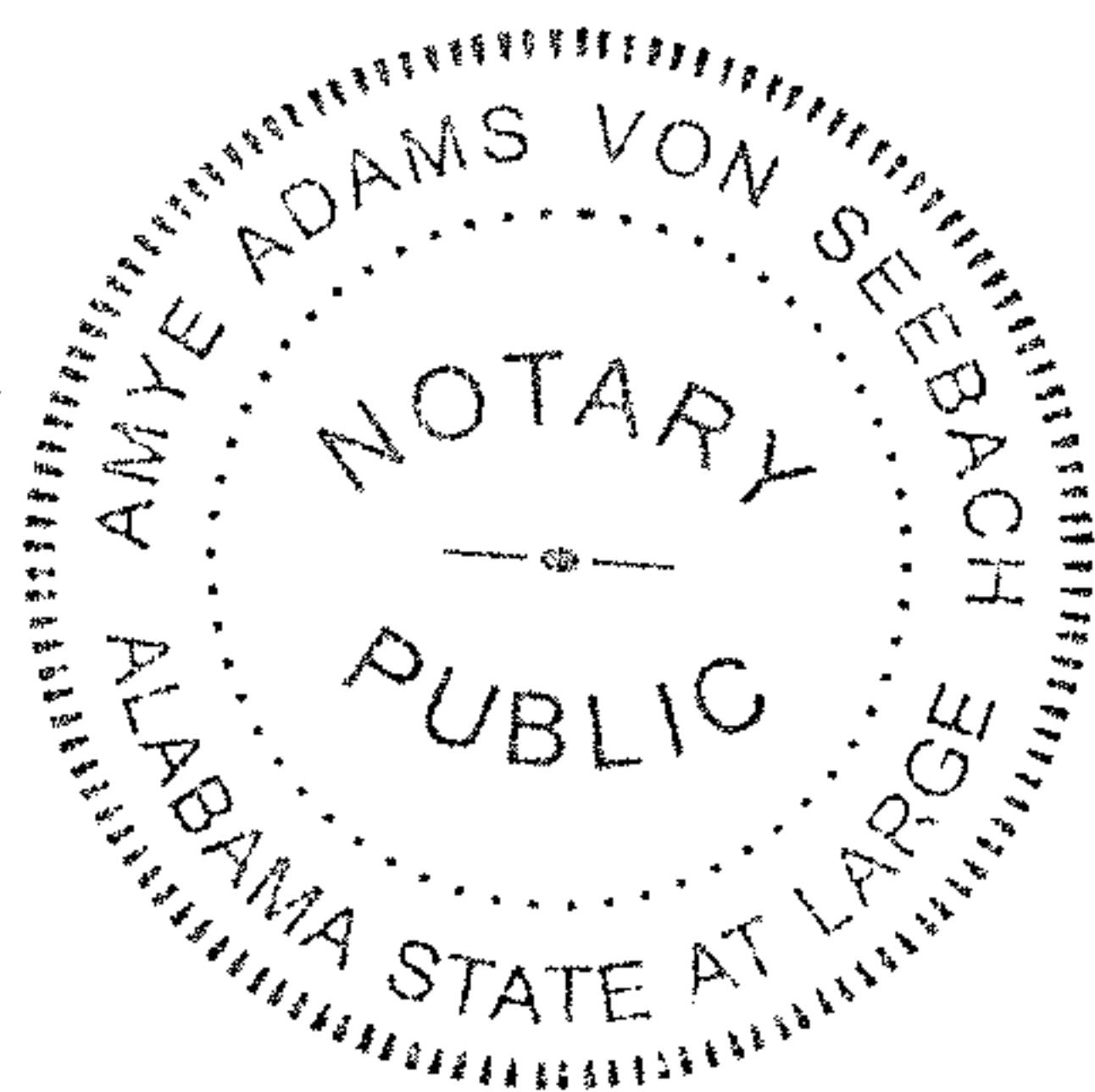
Given under my hand and official seal, this the 7th day of November, 2014.

Charles Edwards or Soderlin

Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary MY COMMISSION EXPIRES
My Commission Expires: JUNE 17, 2017



Real Estate Sales Validation Form

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

Grantor's Name Paul M. Velotas
Annie C. Velotas
Mailing Address 2301 Wexford Lane
Birmingham, AL 35216
Property Address 321 Laurel Woods Lane
Helena, AL 35080

Grantee's Name Kathryn B. Boswell
Mailing Address 321 Laurel Woods Lane
Helena, AL 35080
Date of Sale November 07, 2014
Total Purchase Price \$133,000.00
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.

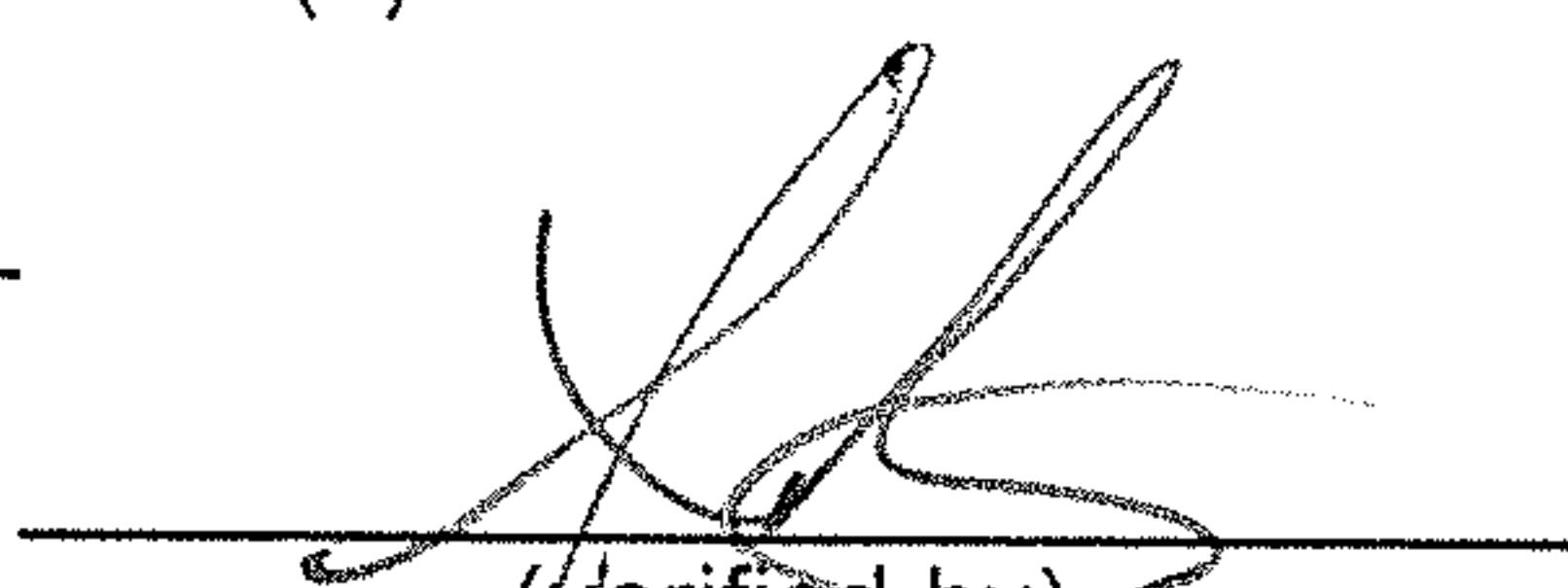
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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).

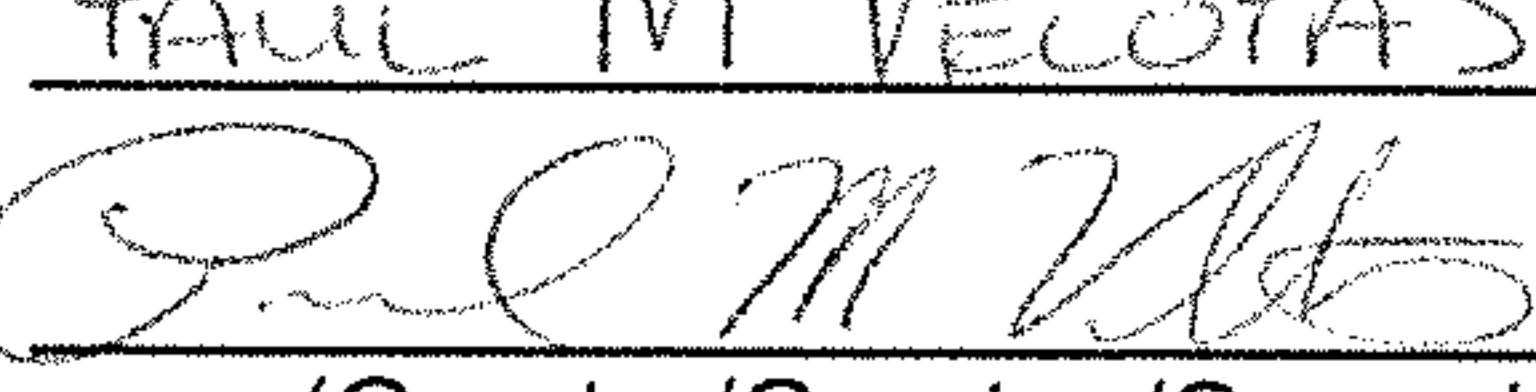
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date November 07, 2014

Unattested


(Verified by)

Print Paul M. Velotas

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/10/2014 08:25:48 AM
\$153.00 JESSICA
20141110000352910

