

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
The Bahos Family Trust
1045 Danberry Lane
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Ninety Thousand and No/100 Dollars (\$390,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **David G. Bahos and wife, Rita M. Bahos**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **David G. Bahos and Rita M. Bahos, Co-Trustees of The Bahos Family Trust dated March 13, 1995**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 36B, according to the Final Plat of The Cottages of Danberry Resurvey No. 3, recorded in Map Book 41, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 9th day of September, 2014.

David G. Bahos
David G. Bahos

Rita M. Bahos
Rita M. Bahos

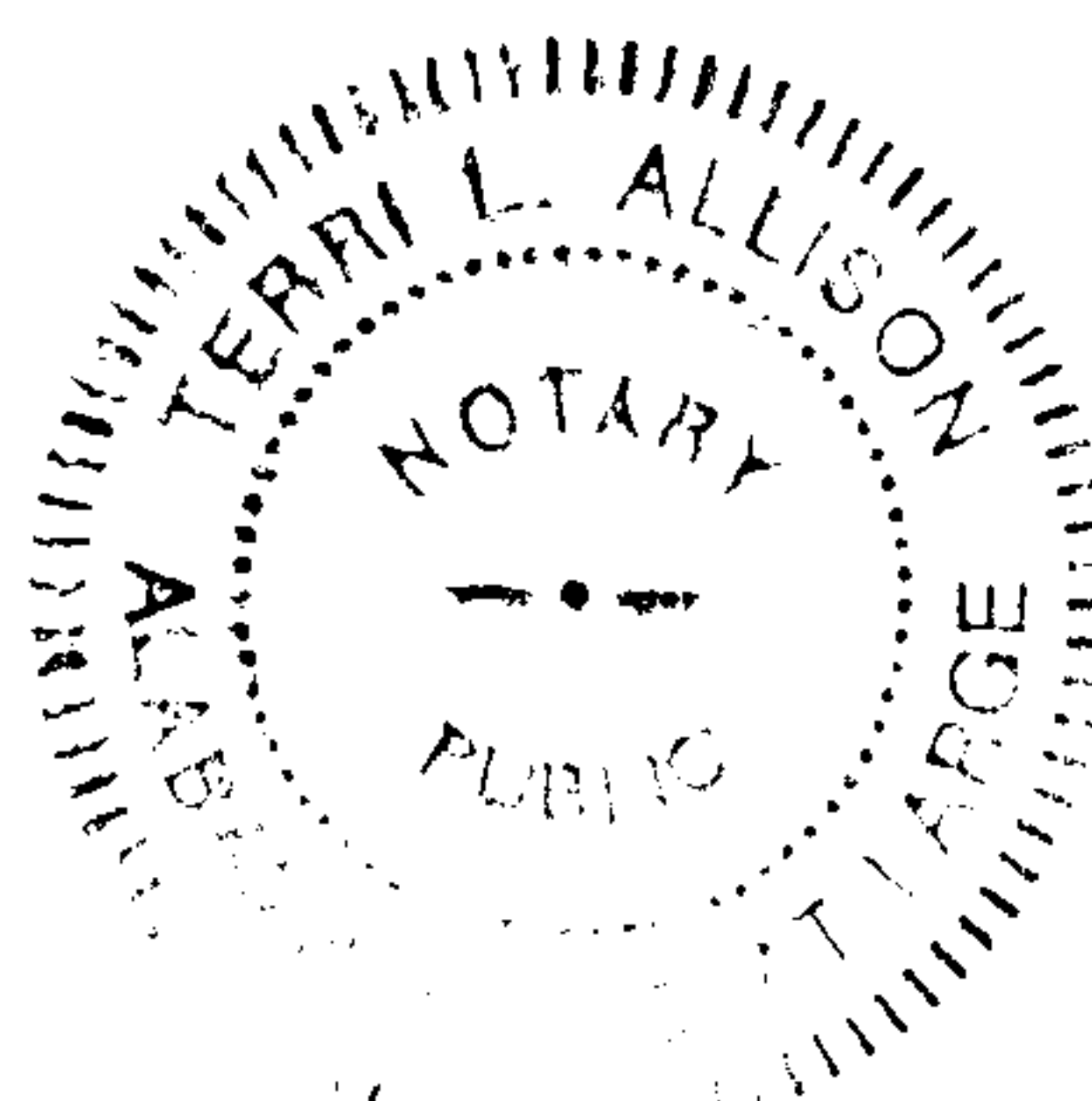
STATE OF ALABAMA)
 :
COUNTY OF Jefferson)

Shelby County, AL 12/02/2014
State of Alabama
Deed Tax: \$390.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David G. Bahos and wife, Rita M. Bahos, 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 Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of September, 2014.

Terri L. Allison
NOTARY PUBLIC
My Commission Expires: 6/3/2015



20141202000378600 1/2 \$407.00
Shelby Cnty Judge of Probate, AL
12/02/2014 11:58:10 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	David G. Bahos Rita M. Bahos	Grantee's Name	The Bahos Family Trust dated March 13, 1995
Mailing Address	1045 Danberry Lane Birmingham, AL 35242	Mailing Address	1045 Danberry Lane Birmingham, AL 35242
Property Address	1045 Danberry Lane Birmingham, AL 35242	Date of Sale	September 9, 2014
		Total Purchase Price	\$
		or	
		Actual Value	\$390,000.00
		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 ☐ Appraisal
☐ Sales Contract
☒ 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 § 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 _____

Print David G. Bahos and Rita M. Bahos

Unattested

(verified by)

Sign David G. Bahos Rita M. Bahos
(Grantor/Grantee/Owner/Agent) circle one



20141202000378600 2/2 \$407.00
Shelby Cnty Judge of Probate, AL
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