

Document Prepared By:
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Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice To:
Hillary Kevin Gaskins &
Angie D. Gaskins
5153 Weatherford Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED
Joint Tenant with Rights of Survivorship

STATE OF ALABAMA }

COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty-Four Thousand Nine and NO/100 Dollars (\$234,900.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Philip L. de Kozan, an unmarried person,

(herein referred to as Grantor), do hereby grant, bargain, sell and convey unto

Hillary Kevin Gaskins and Angie D. Gaskins

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 9, in Block 8, according to the Survey of Lincoln Park, as recorded in Map Book 3, Page 145, in the Probate Office of Shelby County, Alabama.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not currently owned by grantor, and current taxes due.

Philip de Kozan is one and the same person as Phillip de Kozan and/or Philip L. de Kozan, Grantee as recorded in Instrument #20130807000321690.

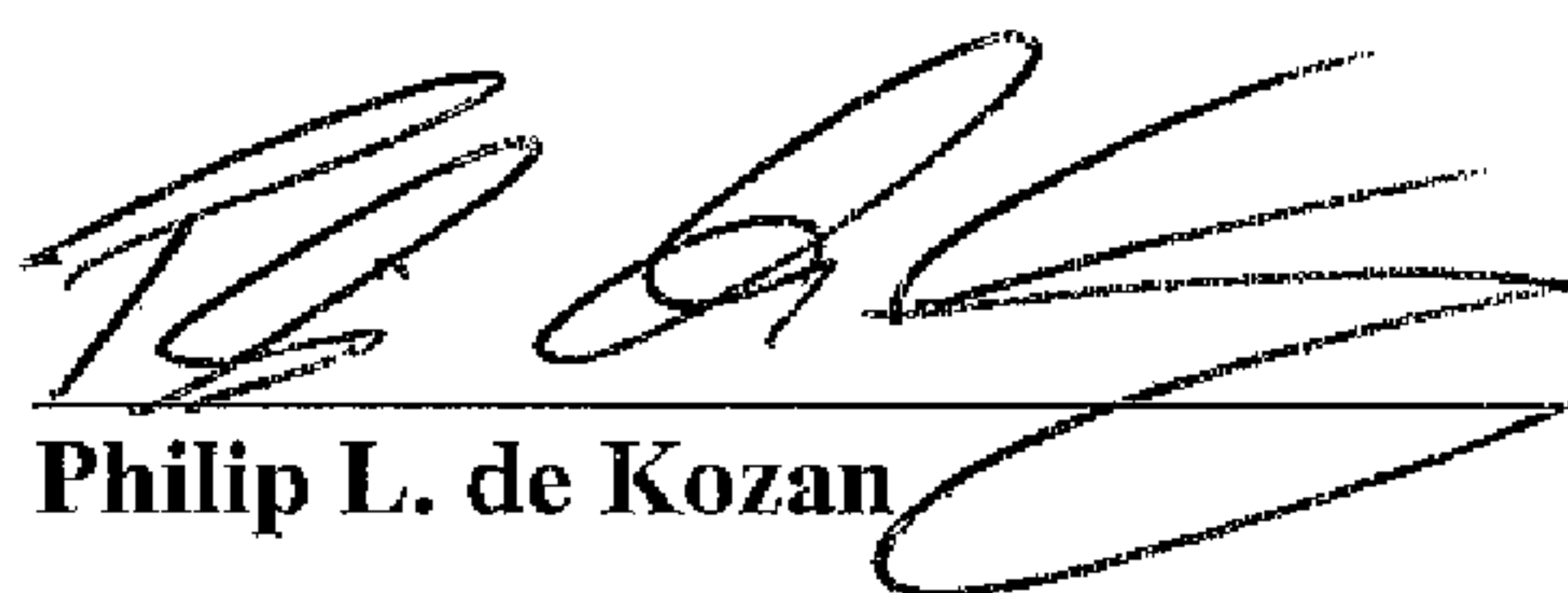
\$223,155.00 of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship 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 I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my 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 said Grantor has hereunto set her hand and seal this the 30th day of April, 2015.

GRANTOR

 (SEAL)
Philip L. de Kozan

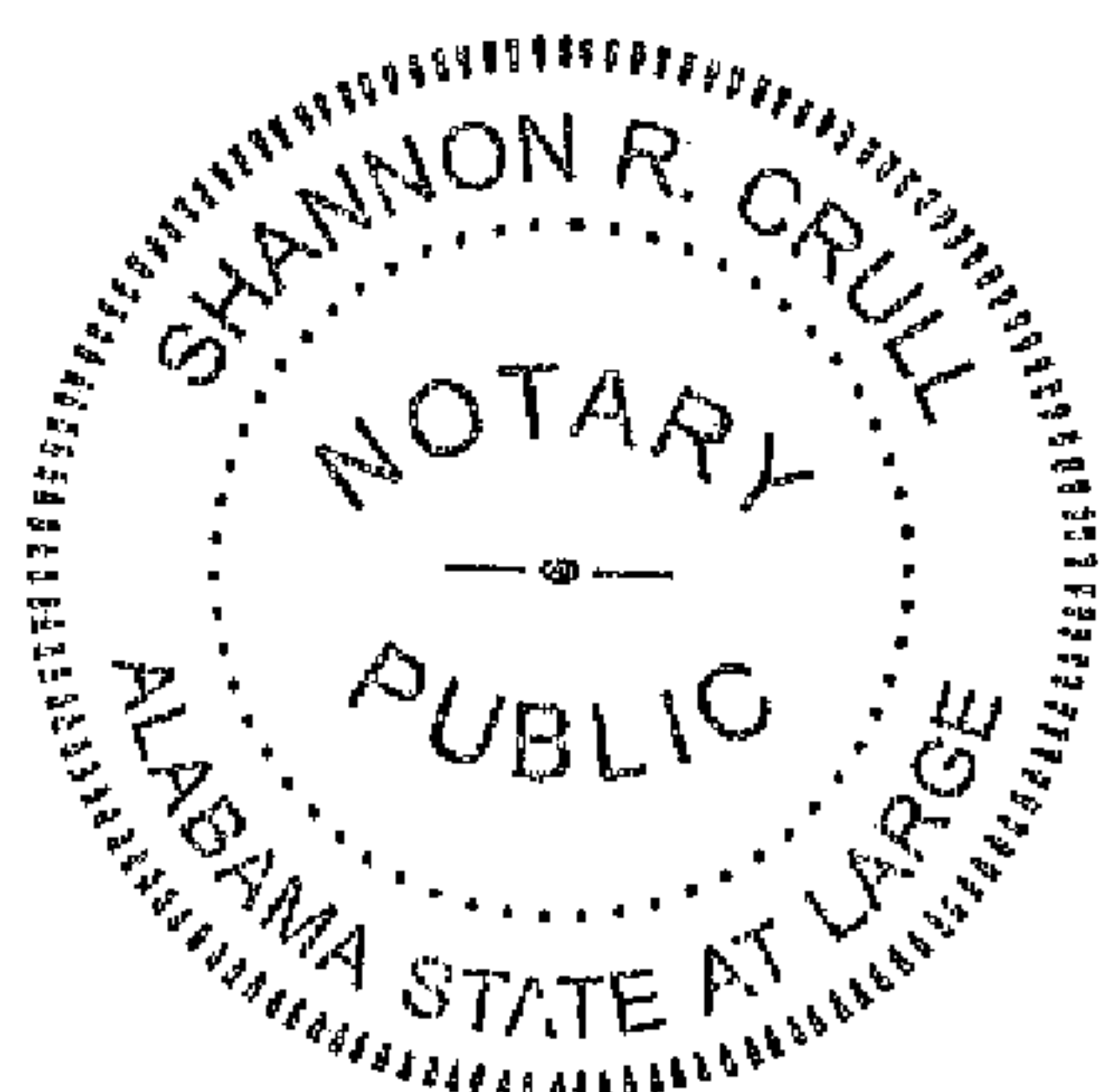
General Notary Acknowledgment

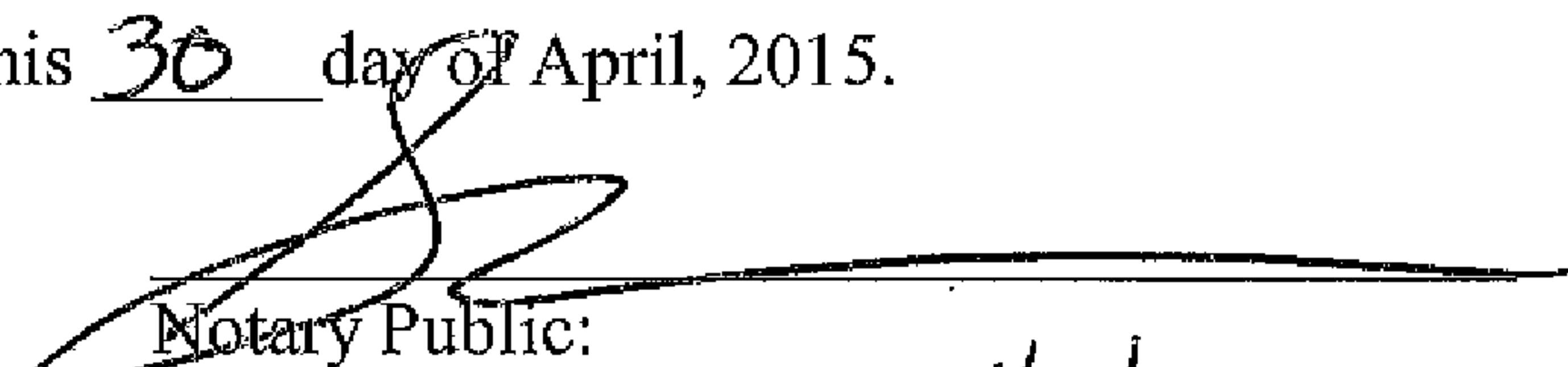
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Philip L. de Kozan, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of April, 2015.




Notary Public:
My commission expires: 4/2/14

Real Estate Sales Validation Form

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

Grantor's Name Philip de Kozan
 Mailing Address 2053 Montreat Circle
Apt. D
Vestavia, AL 35216

Grantee's Name Gaskins
 Mailing Address 5153 Weatherford Dr.
Bham, AL 35242

Property Address 5153 Weatherford Dr.
Birmingham, AL
35242

Date of Sale 4-30-15
 Total Purchase Price \$234,900.00

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 4-30-15

Print Shannon Crull

Unattested

Sign

(verified by)

(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
 05/07/2015 09:55:08 AM
 \$12.00 CHERRY
 20150507000149520

[Signature]