


Without Benefit of Title Examination

SEND TAX NOTICE TO:
EUGENE JOSEPH TOPAZI, JR.
1545 TIMBER DRIVE
HELENA, AL 35080

Source of Title:
Shelby County, AL Instrument # 1997-40616
Shelby County, AL Probate Case # PR 2014-000715


20150929000338820 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/29/2015 08:13:47 AM FILED/CERT

This instrument was prepared by:
Hillary C.H. Meador, Attorney at Law
265 Riverchase Parkway E., Suite 202, Hoover, Alabama 35244

EXECUTOR'S WARRANTY DEED

Prepared without benefit of title search

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and 00/100 (\$1.00) DOLLAR and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **JULIE ANNE GREEN and EUGENE JOSEPH TOPAZI, JR. as Co-Personal Representatives of THE ESTATE OF MAXINE E. TOPAZI** (herein referred to as grantor) do grant, bargain sell and convey unto **EUGENE JOSEPH TOPAZI, JR.**, an unmarried man, (herein referred to as grantee), all of the estate's right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF TIMBER PARK, PHASE
II, AS RECORDED IN MAP BOOK 14, PAGE 68 IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being the same property conveyed to EUGENE J. TOPAZI, SR. and MAXINE E. TOPAZI, husband and wife, as joint tenants with right of survivorship by deed from DAVID F. FOLSOM and PAMELA J. FOLSOM, husband and wife, recorded as instrument # 1997-40616 by the Shelby County Judge of Probate on December 15, 1997. EUGENE J. TOPAZI, SR. died September 14, 2008 a resident of Shelby County, Alabama, leaving MAXINE E. TOPAZI as sole owner of the described real estate via survivorship of a joint tenancy. MAXINE E. TOPAZI died testate on September 26, 2014, as a resident of Shelby County, Alabama. In her Last Will & Testament, MAXINE E. TOPAZI devised the real property described herein and located at 1545 Timber Drive in Helena, Alabama to EUGENE JOSEPH TOPAZI, JR; said Will was admitted to record by the Shelby County Judge of Probate in Alabama, Probate Case # PR-2014-000715.

This conveyance is hereby made subject to all, tax liens, restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property.

TO HAVE AND TO HOLD to said grantee forever in fee simple and the grantor does hereby covenant and represent to the grantee that the ESTATE OF MAXINE E. TOPAZI is seized in fee of the lands above described; that the same is free of encumbrances and as Personal Representatives of the ESTATE OF MAXINE E. TOPAZI, will forever warrant and defend the title to the same and the

possession thereof unto the said grantee, his heirs and assigns, against the lawful claims and demands of all persons whomever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14
day of SEPTEMBER, 2015.

ESTATE OF MAXINE E. TOPAZI, GRANTOR

Misty E. Sciam
WITNESS

Julie Anne Green
by: JULIE ANNE GREEN,
Co-Personal Representative

Misty E. Sciam
WITNESS

Eugene Joseph Topazi Jr.
by: EUGENE JOSEPH TOPAZI, JR.
Co-Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, a Notary Public, in and for said County, in said State, hereby certify that JULIE ANNE GREEN and EUGENE JOSEPH TOPAZI, JR., Co-Personal Representatives of THE ESTATE OF MAXINE E. TOPAZI, whose names are signed to the foregoing conveyance as co-personal representatives and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of
September, 2015.

LuAnn Simonetti Cousins
LuAnn Simonetti Cousins, NOTARY PUBLIC
My Commission Expires: June 28, 2018

Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF MAXINE E. TOPAZI Grantees' Names EUGENE JOSEPH TOPAZI, JR.

Mailing Address 7442 Wyndham Parkway
Helena, Alabama 35080

Mailing Address 1545 Timber Drive
Helena, Alabama 35080

Property Address 1545 Timber Drive
Helena, Alabama 35080

Date of Sale NA

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 119,200.00

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

 X Other (2014 Tax Assessment)

 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 person 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 the 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 EUGENE JOSEPH TOPAZI, JR.

 Unattested
(verified by)

Sign Eugene Joseph Topazi, Jr.
(Grantor)

Form RT-1



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