

Without Benefit of Title Examination

SEND TAX NOTICE TO:
JULIE ANNE GREEN
7442 Windham Parkway
HELENA, AL 35080

Source of Title:
Shelby County, AL Instrument # 2014204000032310
Shelby County, AL Probate Case # PR 2014-000715

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 JULIE ANNE GREEN and EUGENE JOSEPH TOPAZI, JR. (herein referred to as grantees) all of the estate's right, title and interest in the following described real estate, situated in Shelby County, Alabama, for and during their joint lives and upon the death of either then to the survivor of them in fee simple, to-wit:

LOT 228, ACCORDING TO THE SURVEY OF WYNDHAM-WILKERSON
SECTOR, PHASE III, AS RECORDED IN MAP BOOK 24, PAGE
66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being the same property conveyed to MAXINE E. TOPAZI by deed from DAVID POSEY recorded as instrument # 2014204000032310 by the Shelby County Judge of Probate February 4, 2014. 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 7442 Wyndham Parkway in Helena, Alabama to JULIE ANNE GREEN and 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 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 survive 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 forever.

The grantor does hereby covenant and represent to the grantees that the ESTATE OF MAXINE E. TOPAZI is seized in fee simple of the lands above described; that the same is free of encumbrances not of record and as Co-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 grantees, their 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 16 day of SEPTEMBER, 2015.


Hillary C.H. Meador, Witness

ESTATE OF MAXINE E. TOPAZI, GRANTOR


by: JULIE ANNE GREEN,
Co-Personal Representative


Hillary C. H. Meador, Witness



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 16th day of September, 2015.


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


20150929000338830 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/29/2015 08:13:48 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 ESTATE OF MAXINE E. TOPAZI

Grantees' Names JULIE ANNE GREEN
& EUGENE JOSEPH TOPAZI, JR.

Mailing Address 7442 Wyndham Parkway
Helena, Alabama 35080

Mailing Address 7442 Wyndham Parkway
Helena, Alabama 35080

Property Address 7442 Wyndham Parkway
Helena, Alabama 35080

Date of Sale NA

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 107,500.00

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

☒ 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 JULIE ANN GREEN

☐ Unattested

(verified by)

Sign 
(Grantor)

Form RT-1



20150929000338830 3/3 \$21.00
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