

Re: Stewart & Associates, P.C.  
3595 Grandview Pkwy  
Suite 300  
Birmingham, Alabama 35243

RNT1500736

Send tax notice to:  
Gregory G. Kareotes  
Stephanie Kareotes  
222 Dunrobin Cove  
Pelham, AL 35124

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby



20151102000380850 1/3 \$145.00  
Shelby Cnty Judge of Probate, AL  
11/02/2015 01:44:55 PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00) in hand paid to the undersigned **Patrick E. Corrigan, an unmarried man** (hereinafter referred to as "Grantor"), by **Gregory G. Kareotes and Stephanie Kareotes** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged. Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1927, according to the Survey of Dunrobin at Ballantrae Phase 2, as recorded in Map Book 43, Page 56, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$115,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

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Shelby County, AL 11/02/2015  
State of Alabama  
Deed Tax: \$125.00

IN WITNESS WHEREOF, Grantor, Patrick E. Corrigan, has hereunto set his signature and seal on October 27, 2015.



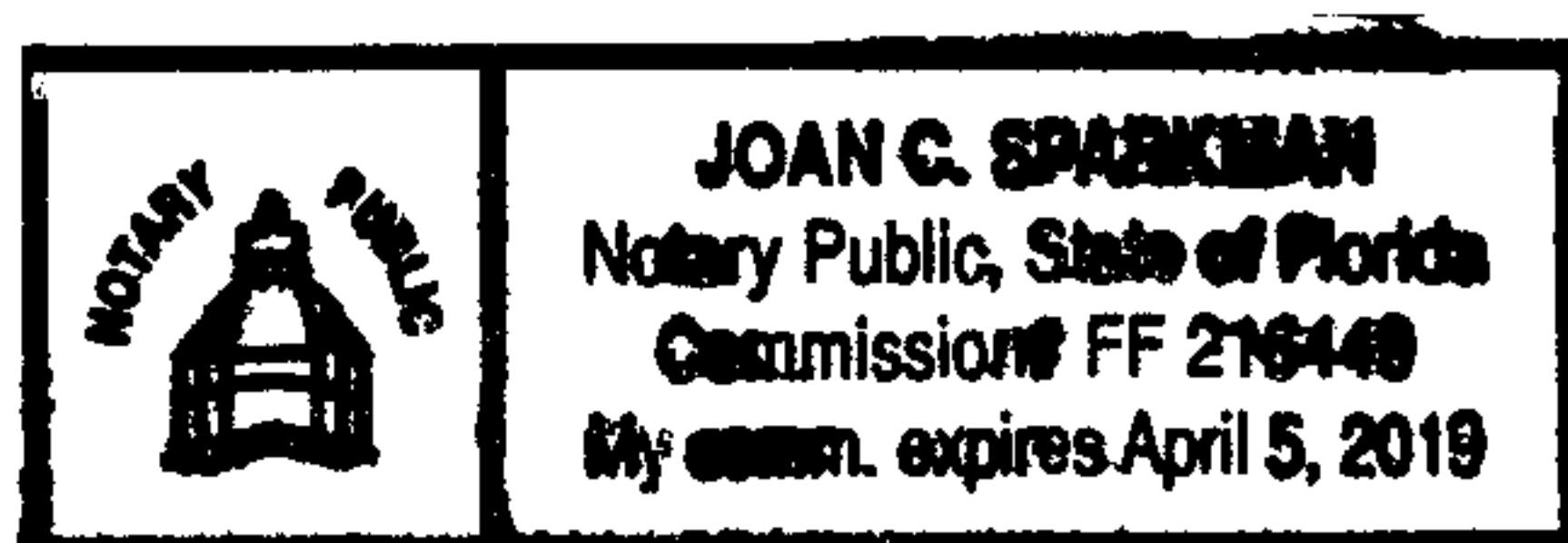
Patrick E. Corrigan

STATE OF Florida  
COUNTY OF Brevard

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patrick E. Corrigan, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of October 2015

(NOTARIAL SEAL)



Joan C. Sparkman  
Notary Public  
Print Name: Joan C. Sparkman  
Commission Expires: 4-5-19



20151102000380850 2/3 \$145.00

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# Real Estate Sales Validation Form

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

Grantor's Name: Patrick E. Corrigan

Grantee's Name: Gregory G. Kareotes and  
Stephanie Kareotes

Mailing Address: P. O. Box 310964  
Enterprise, AL 36331

Mailing Address: 222 Dunrobin Cove  
Pelham, AL 35124

Property Address: 222 Dunrobin Cove  
Pelham, AL 35124

Date of Sale: 10/30/2015  
Total Purchase Price: \$240,000.00

County: Shelby

Actual Value: \$ n/a  
or

Assessor's Market Value: \$ n/a

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:  
 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: 10/30/2015

Print: Michelle Pouncey

Unattested



20151102000380850 3/3 \$145.00  
Shelby Cnty Judge of Probate, AL  
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Sign Michelle Pouncey  
( Grantor / Grantee / Owner / Agent ) Circle One

Form RT-130