

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

20160114000014960  
01/14/2016 02:47:30 PM  
DEEDS 1/3

Send tax notice to:  
Cathy Varallo  
1048 Regency Way  
Birmingham, Alabama 35242

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Ninety-Six Thousand and 00/100 Dollars (\$296,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Herbert Glenn Dick as Personal Representative of the Estate of Herbert Glenn Dick, Jr., deceased, Probate Case No. PR-2015-000520**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**Cathy Varallo**

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

**See Exhibit "A" attached hereto**

**\$296,000.00** of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to: (1) 2016 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, **her** heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **12th day of January, 2016.**

**Estate of Herbert Glenn Dick, Jr.**

BY: *Herbert Glenn Dick* (Seal)  
**Herbert Glenn Dick**  
ITS: **Personal Representative**

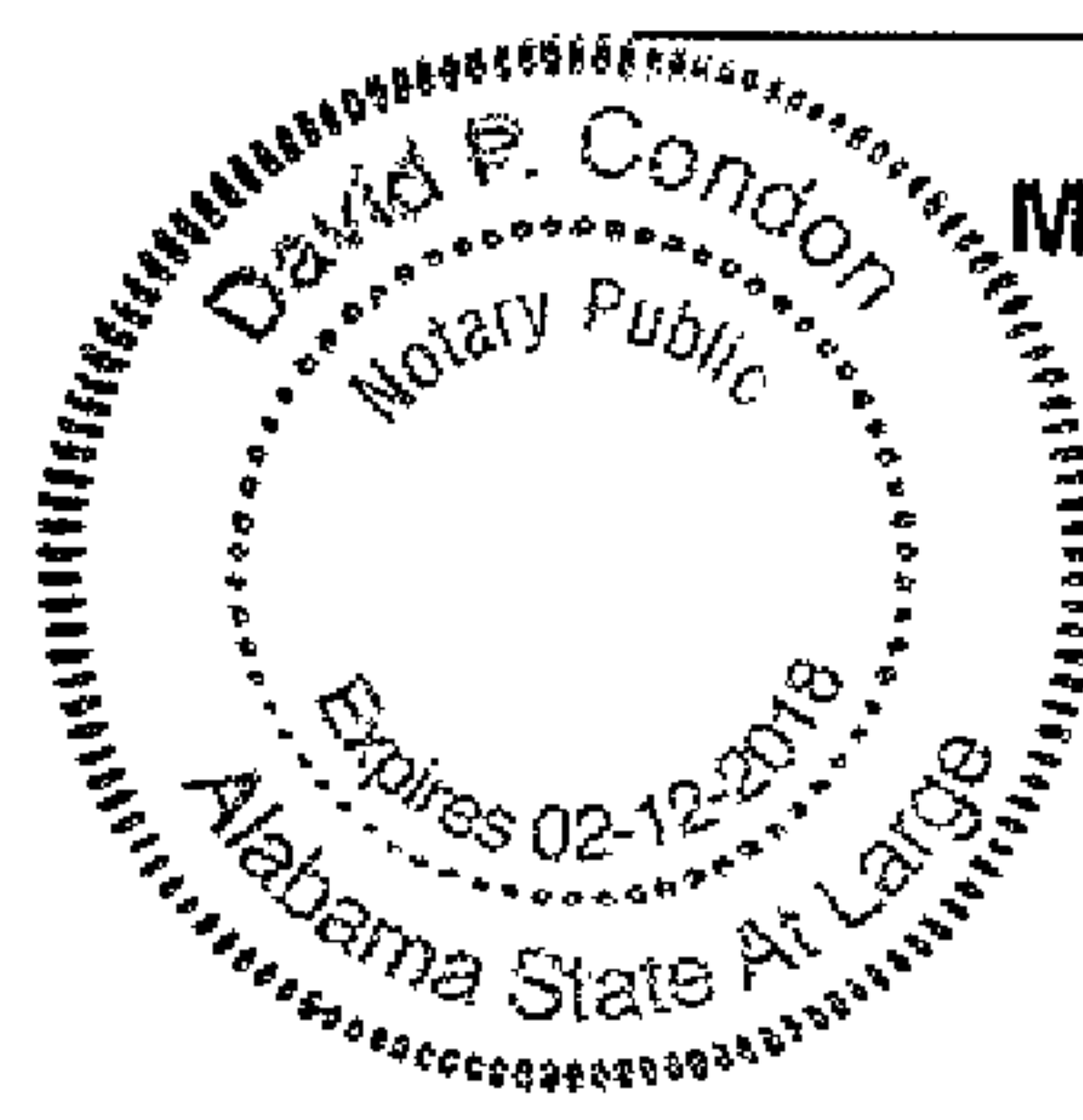
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Herbert Glenn Dick as Personal Representative of Estate of Herbert Glenn Dick, Jr.** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such **Personal Representative**, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **12th day of January, 2016.**

*[Signature]*

**Notary Public: David P. Condon**  
**My Commission Expires: 02/12/2018**



**Exhibit "A"**

Lot 2909, according to the Survey of Highland Lakes 29th Sector An Eddleman Community, as recorded in Map Book 36, Page 33 A, B, C and D, in the Probate Office of SHELBY County, ALABAMA.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. No. 1994-07111 and amended in Inst. No. 1996-17543, and further amended in Inst. No. 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 27<sup>th</sup> Sector, recorded as Inst. No. 20031010000683520, in the Probate Office of Shelby County, Alabama (which with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: Estate of Herbert Glenn Dick, Jr. Date of Sale: January 12th, 2016

Mailing Address: 1048 Regency Way Birmingham, Alabama, 35242

Total Purchase Price: \$296,000.00

Or

Property Address: 1048 Regency Way Birmingham, Alabama, 35242

Actual Value: \$

Or

Assessor's Market Value: \$

Grantee Name: Cathy Varallo

Mailing Address: purchasers add

purchasers city, purchasers state, purchaser zip

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

XX 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 Section 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 Section 40-22-1 (h).

Date: January 12th, 2016 Print:

Cathy Varallo

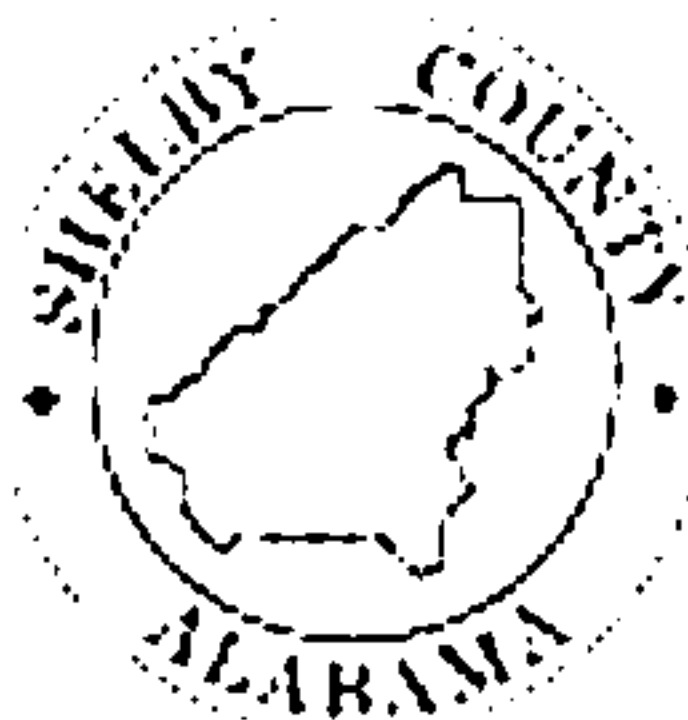
Unattested

(verified by)

Sign:

Cathy Varallo

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/14/2016 02:47:30 PM
\$21.00 CHERRY
20160114000014960

Handwritten signature