

This instrument was prepared by:
Jeff W. Parmer
LAW OFFICES OF JEFF W. PARMER, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209
(205) 871-1440

Send Tax Notice to:
Dominick J. Santoro
5000 Indian Valley Rd.
Birmingham, AL 35244

GENERAL WARRANTY DEED	20161110000416510
by	11/10/2016 01:23:46 PM
the Personal Representative	DEEDS 1/3
of	
THE ESTATE OF GLORIA M. HENDERSON, DECEASED	

STATE OF ALABAMA)
COUNTY OF JEFFERSON) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of One Hundred Sixty Nine Thousand Nine Hundred and no/100 Dollars (\$169,900.00) and other good and valuable consideration to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Chad E. Henderson as Personal Representative of The Estate of Gloria M. Henderson, deceased, Probate Case No. 2015-000589** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Dominick J. Santoro** (herein referred to as Grantee) the real estate situated in Shelby County, Alabama and more fully described as follows:

Lot 33, according to the Indian Valley Subdivision, Second Sector, as shown by map recorded in Probate of Shelby County, Alabama, in Map Book 5, page 75.

Subject to easements, restrictions, covenants and rights of way of record and subject to ad valorem taxes.

Property address is 5000 Indian Valley Road, Birmingham, Alabama 35244.

\$152,910.00 of the purchase price was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

And **Chad E. Henderson as Personal Representative of The Estate of Gloria M. Henderson, deceased, Probate Case No. 2015-000589**, do covenant with the said Grantee, his heirs and assigns, that the Estate is lawfully seized in fee simple of said premises; that it is free from encumbrances, unless otherwise noted above; that the Estate has a good right to sell and convey the same as aforesaid; that the Estate will warrant and defend the same to the said Grantee, his heirs and assigns forever, against

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

This instrument is executed by the undersigned solely in their representative capacity and neither this instrument nor anything contained herein shall be construed as creating any indebtedness, obligation or liability on the part of the undersigned in their individual capacity, and the obligation and liability of the undersigned is expressly limited to the undersigned in their representative capacity.

IN WITNESS WHEREOF, the undersigned has hereto set his hand and seal this 24th day of October, 2016.

**The Estate of Gloria M. Henderson, deceased,
Probate Case No. 2015-000589**

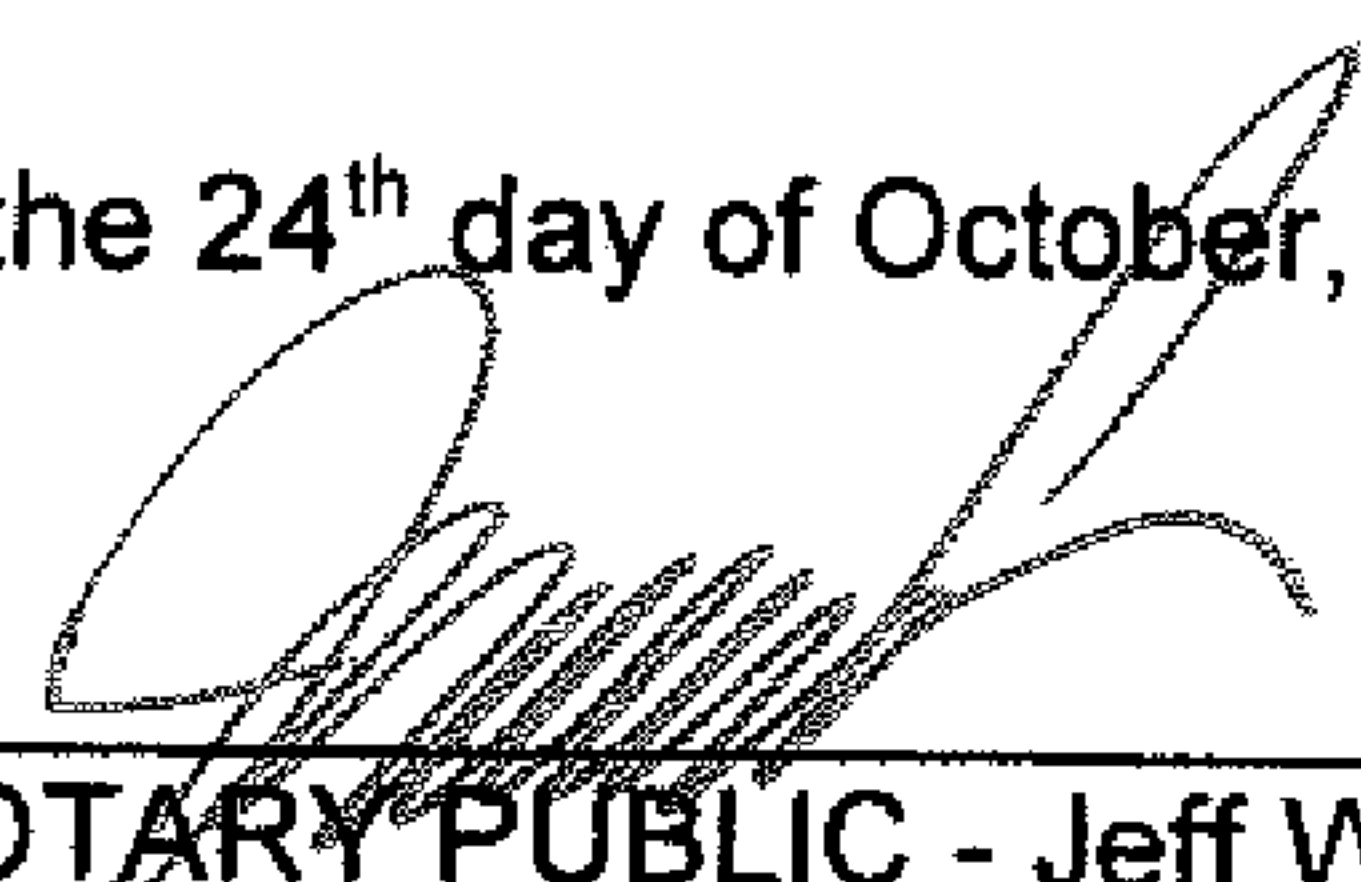

**Chad E. Henderson
As Personal Representative**

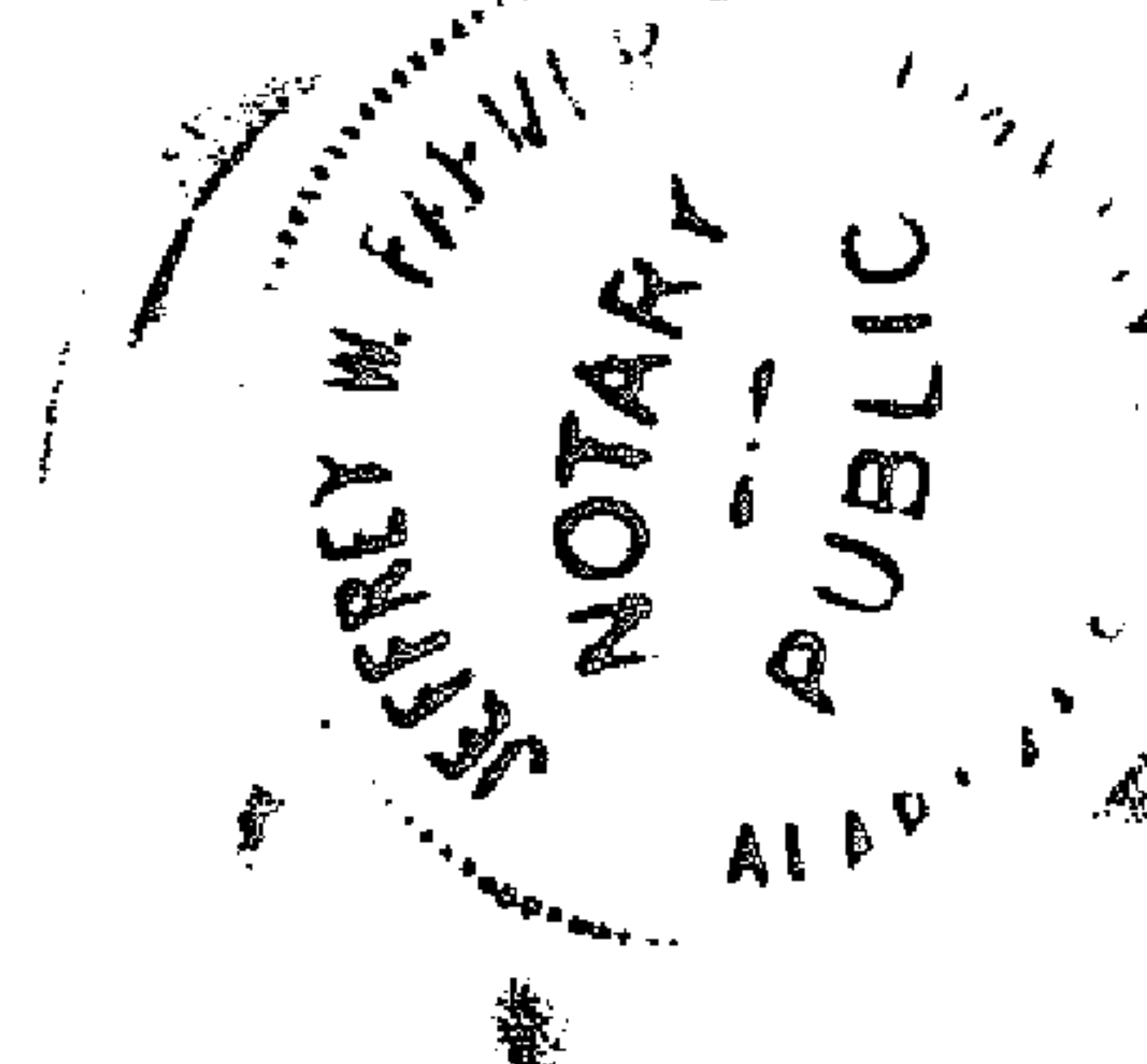
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Chad E. Henderson as Personal Representative of The Estate of Gloria M. Henderson, deceased, Probate Case No. 2015-000589**, 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 said instrument, he, in his capacity as such **Personal Representative** and with full authority, executed the same voluntarily on the same that bears date.

Given under my hand and official seal this the 24th day of October, 2016.

[NOTARY SEAL]


**NOTARY PUBLIC - Jeff W. Parmer
My commission expires: 9/13/2020**



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 Gloria M. Henderson
Mailing Address c/o 5000 Indian Valley Rd.
Birmingham, AL 35244

Grantee's Name Dominick J. Senter
Mailing Address 5000 Indian Valley Rd.
Birmingham, AL 35244

Property Address 5000 Indian Valley Rd.
Birmingham, AL 35244

Date of Sale 10/24/16
Total Purchase Price \$ 169,900.00
or
Actual Value \$ _____

20161110000416510 11/10/2016 01:23:46 PM DEEDS 3/3 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 11/1/16

Print Jeff W. Danner

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
11/10/2016 01:23:46 PM
\$38.00 CHERRY
20161110000416510

[Signature]