

SEND TAX NOTICE TO:

Samuel Andrew Polek
217 Highland View Drive
Birmingham, AL 35242

This instrument was prepared by:

Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226



20170503000152440 1/3 \$93.00
Shelby Cnty Judge of Probate, AL
05/03/2017 10:50:21 AM FILED/CERT

WARRANTY DEED

State of Alabama)

Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred and Ten Thousand Dollars and Zero Cents (\$610,000.00), and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Danita E. Joyner** (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **Samuel Andrew Polek and Jennifer Setzer Polek** (hereinafter referred to as the "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 428-A, according to the Survey of Highland Lakes, 4th Sector, Phase 1, an Eddleman Community, as recorded in Map Book 22, Page 61, in the Office of the Judge of Probate of Shelby Count Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the years 2017, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

~~\$538,000~~

\$544,725.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

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 Instrument #1994-07111 in the Probate Office of Shelby County Alabama; and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 4th sector, recorded as Instrument #1995-01906 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

TO HAVE AND TO HOLD to the said Grantees, as fee simple owners, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the **28th Day of April, 2017**

Shelby County, AL 05/03/2017
State of Alabama
Deed Tax: \$72.00

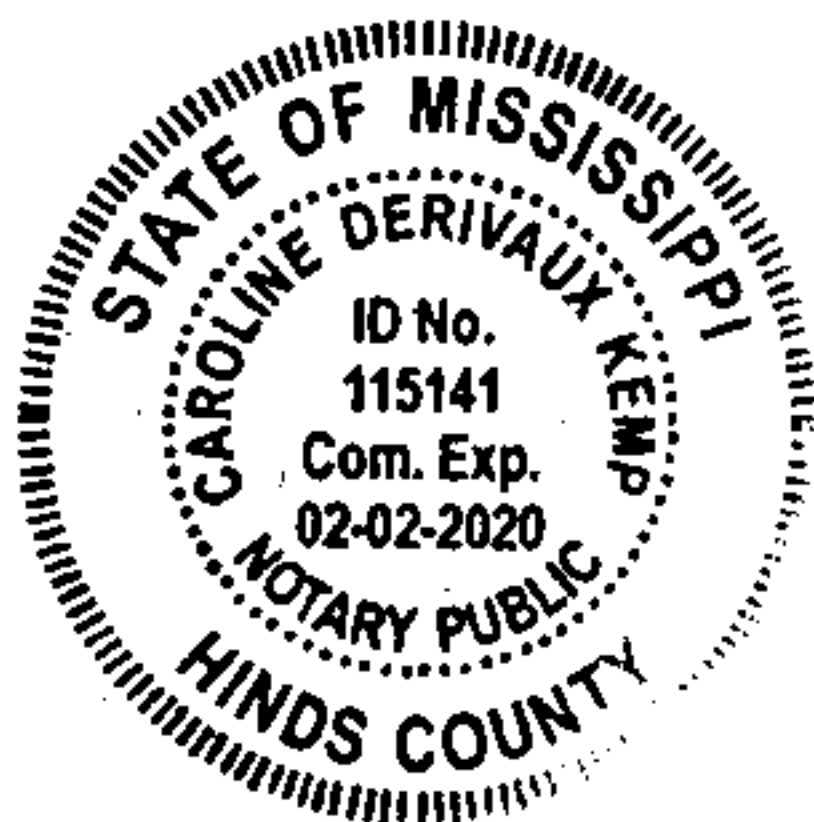
Danita E. Joyner

State of Mississippi)
Madison County)

I, Caroline Kemp, a Notary Public in and for said County, in said State, hereby certify that **Danita E. Joyner**, 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, they executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the **28th Day of April, 2017**.

(SEAL)



C. Kemp
Notary Public
My Commission Expires: 2/2/20

FILE NO: 2017049



20170503000152440 2/3 \$93.00
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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 Danita E. Joyner
Mailing Address 500 Southland Dr
Hoover AL 35224

Grantee's Name Samuel Andrew & Jennifer
Mailing Address Setzer Polek
217 Highland View Dr.
Birmingham, AL 35242

Property Address 217 Highland View Drive
Birmingham, AL 35242

Date of Sale 4/28/17
Total Purchase Price \$ 610,000.00

or
Actual Value \$ _____

or

Assessor's Market Value \$ _____



20170503000152440 3/3 \$93.00
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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 4/28/17

Print Name Frank Steele Jones Suzanna Brooke Deaton

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1