

Warranty Deed

STATE OF ALABAMA

COUNTY OF ST CLAIR

***JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR***

Know all Men by these Presents: That, in consideration of **Three Hundred, Twenty-Five Thousand and no/100 Dollars (\$325,000.00)** and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **GEORGE PILATO, an unmarried man**, (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **NICHOLAOS K. TSIVOURAKIS AND RENAY BERTELLA TSIVOURAKIS** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 56, according to the Survey of The Glen at Greystone, Sector One, as recorded in Map Book 15, Page 97, in the Probate Office of Shelby County, Alabama.

\$ 276,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall *Warrant and Defend* the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.



20171002000356660 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
10/02/2017 08:56:54 AM FILED/CERT

Shelby County: AL 10/02/2017
State of Alabama
Deed Tax: \$49.00

In Witness Whereof, the said Grantor has set his hand and seal this 26 day of September, 2017.

WITNESS

George Pilato {L.S.}

WITNESS

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned notary public, in and for said county and state, hereby certify that **George Pilato, an unmarried man**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26 day of September, 2017.

Kelly T. Thomas
Notary Public
My commission expires _____

GRANTOR'S MAILING ADDRESS:

1801 Shoal Run Trail
Birmingham, AL
35242

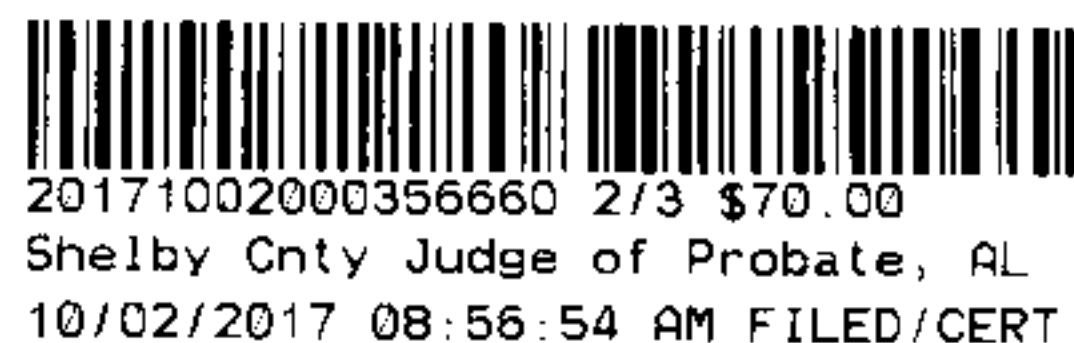


GRANTEES' MAILING ADDRESS/SEND TAX NOTICE TO:

121 Greystone Glen Dr.
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

The Robinson Law Firm, P.C.
Sixth Ave - Court Street W
PO Box 370
Ashville Alabama 35953



File # 2171-17

Real Estate Sales Validation Form

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

Grantor's Name George Pilato
Mailing Address See Deed

Grantee's Name Nicholas K. Tsiourakis
Mailing Address Penay Bertella Tsiourakis
See Deed

Property Address 121 Greystone Glen Dr.
Birmingham, AL
35242

Date of Sale 9-26-17
Total Purchase Price \$ 325,000
or
Actual Value \$
or
Assessor's Market Value \$

20171002000356660 3/3 \$70.00
Shelby Cnty Judge of Probate, AL
10/02/2017 08:56:54 AM FILED/CERT

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 9-26-17

Print George Pilato

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one