

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

Send tax notice to:  
John N. Balabanos  
2012 Glen Eagle Lane  
Birmingham, Alabama 35242

**STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Fifty Six Thousand and 00/100 Dollars (\$356,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

**Cynthia Drummond Kinnebrew, as Personal Representative of the Estate of Charlotte F. Brady, deceased, Probate Case No. PR-2017-000323, Shelby County, Alabama**

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

**John N. Balabanos and Linda B. Balabanos**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

**Lot 4, according to the Survey of Country Club Village, as recorded in Map Book 16, page 47, in the Probate Office of Shelby County, Alabama.**

- Subject to: (1) 2018 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.

Charlotte F. Brady was the surviving grantee of Warranty Deed recorded in Instrument 200202040005742 as John Brady died on January 2, 2014.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **5th day of February, 2018.**

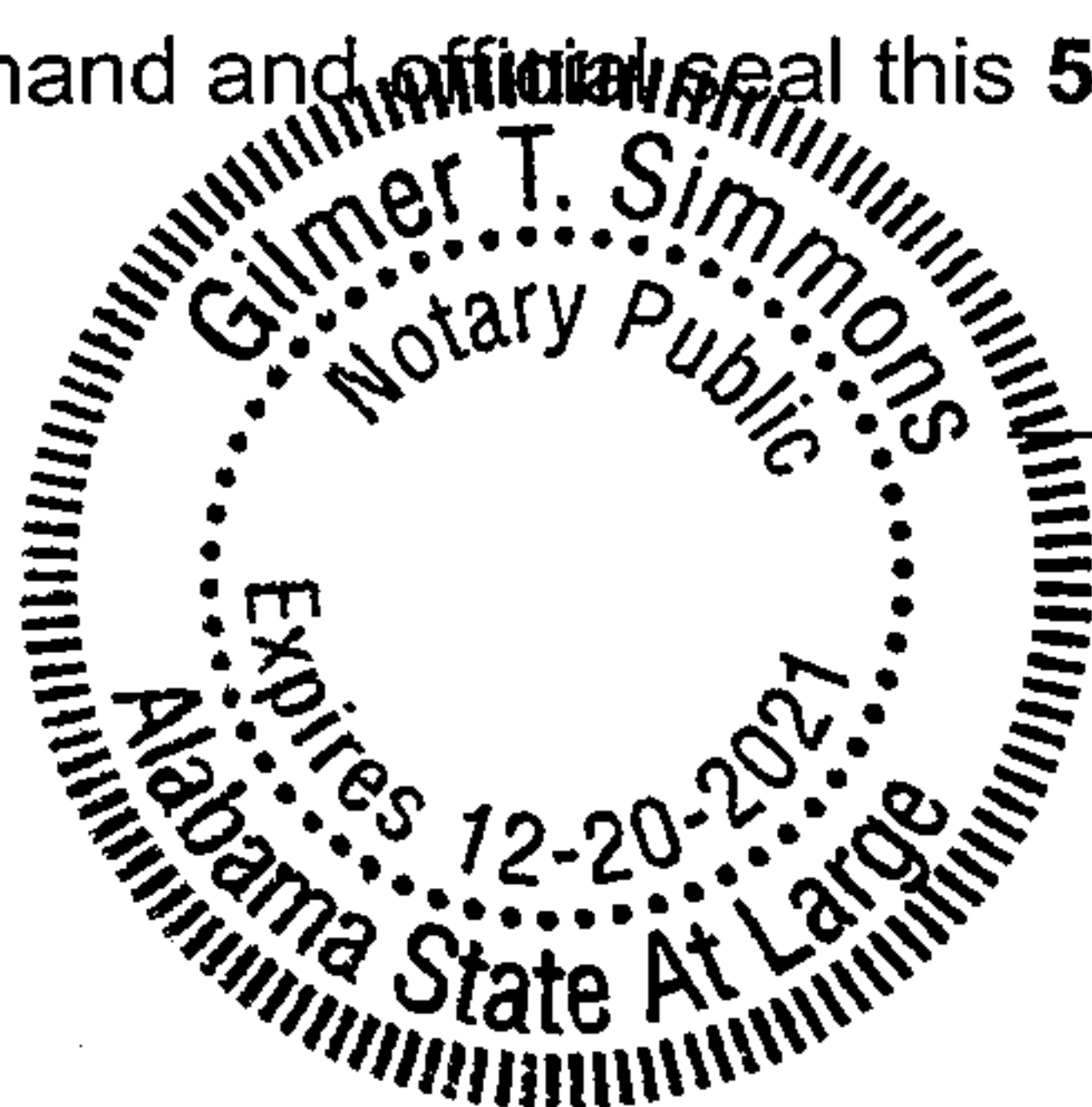
**Estate of Charlotte F. Brady, deceased**

*Cynthia Drummond Kinnebrew* (Seal)  
**BY: Cynthia Drummond Kinnebrew  
ITS: Personal Representative**

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Cynthia Drummond Kinnebrew** as **Personal Representative of Estate of Charlotte F. Brady, deceased** 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**, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **5th day of February, 2018.**



*Gilmer T. Simmons*

**Notary Public: Gilmer T. Simmons  
My Commission Expires: 12/20/2021**

**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 Charlotte F. Brady, deceased**

Mailing Address: **2012 Glen Eagle Lane  
Birmingham, Alabama, 35242**

Date of Sale: **February 5th, 2018**

Property Address: **2012 Glen Eagle Lane  
Birmingham, Alabama, 35242**

Total Purchase Price: **\$356,000.00**

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value:

Grantee Name: **John N. Balabanos**

\$ \_\_\_\_\_

Grantee Name: **Linda B. Balabanos**

Mailing Address: **3105 Roxbury Rd  
Birmingham, AL, 35209**

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 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: February 5th, 2018 Print: Guilmer T. Simmons

Unattested \_\_\_\_\_ Sign: Guilmer T. Simmons  
(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/13/2018 10:32:32 AM  
\$374.00 CHERRY  
20180213000046610

*James W. Fuhrmeister*