

Instrument Prepared By:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Stan B. Levine, Jr.
Marynell Levine
1161 Lake Forest Cir
Hoover, AL 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ten And 00/100 Dollars (\$10.00) to the undersigned, Stan B. Levine, Jr., a single man, and Marynell Levine, a married woman (herein referred to as Grantors) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Stan B. Levine, Jr. and Marynell Levine (herein referred to as Grantees), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 210, according to the final plat of High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of either grantor.


Subject to:

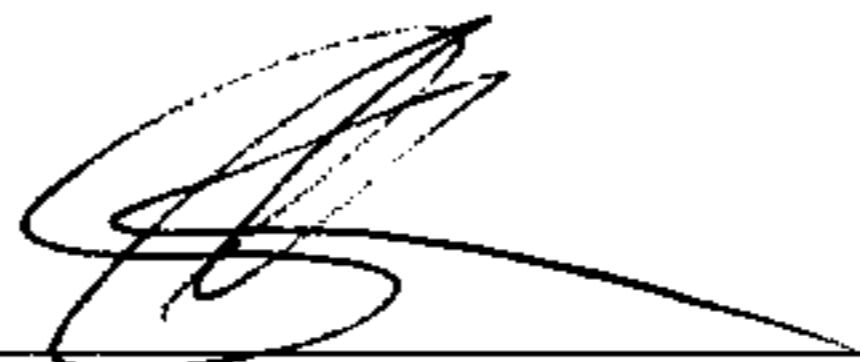
1. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
2. Easement/right-of-way to Alabama Power Company as recorded in Deed Book 102 page 202; Deed Book 108 page 337; Deed Book 103 page 55; Deed Book 187 page 53; Deed Book 187 page 61 and Deed Book 102 page 200.
3. Mineral and mining rights as recorded in Real 93 page 861; Vol 258 page 811; Vol. 275 page 41; Vol. 291 page 887; Deed Book 119 page 83; Vol. 224 page 517; Vol 245 page 600; Vol 245 page 602; Vol 245 page 604 and Real 116 page 797. Restrictions as shown on recorded plat.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantors, have hereto set their signature and seal, this the 6 day of March, 2018.

Shelby County, AL 03/15/2018
State of Alabama
Deed Tax: \$158.50


20180315000085330 1/3 \$179.50
Shelby Cnty Judge of Probate, AL
03/15/2018 01:16:31 PM FILED/CERT


Stan B Levine Jr

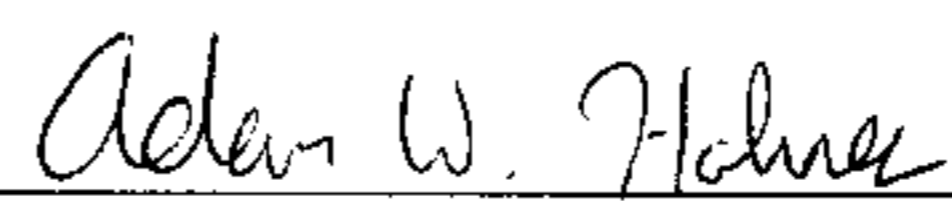

Marynell Levine

STATE OF Alabama

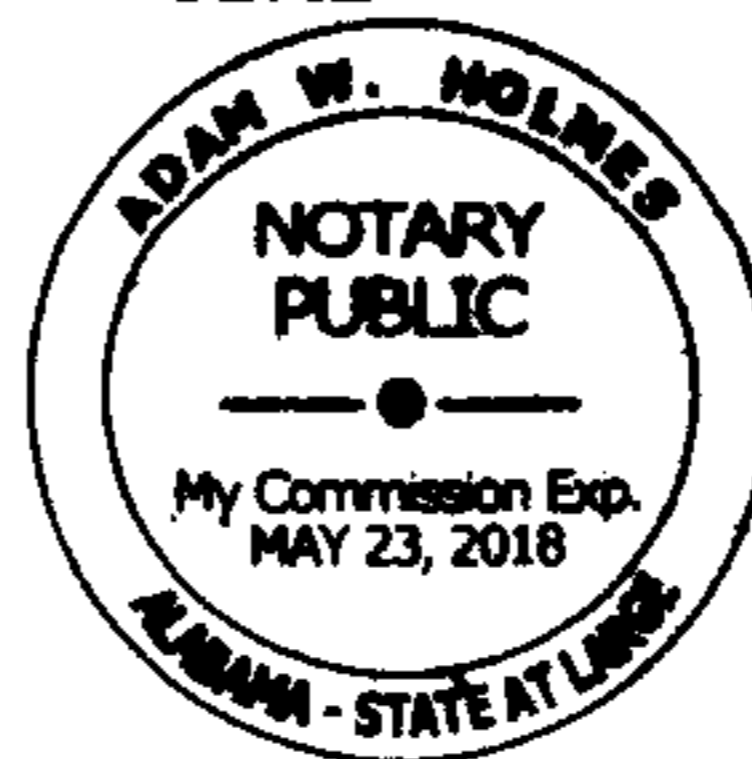
COUNTY OF Shelby


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stan B. Levine Jr and Marynell Levine, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6 day of March, 2018.


NOTARY PUBLIC
My Commission expires: 05 23 2018
AFFIX SEAL

2012-002281




20180315000085330 2/3 \$179.50
Shelby Cnty Judge of Probate, AL
03/15/2018 01:16:31 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Stan B. Levine Jr and Marynell Levine
Mailing Address 1161 Lake Forest Cir
Hoover, AL 35244

Grantee's Name Stan B. Levine Jr and Marynell Levine
Mailing Address 1161 Lake Forest Cir
Hoover, AL 35244

Property Address 240 High Ridge Dr
Pelham, AL 35124

Date of Sale 3/6/18
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ \$158,500

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 § 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 3/6/18

Print Stan B. Levine Jr

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20180315000085330 3/3 \$179 50
Shelby Cnty Judge of Probate, AL
03/15/2018 01:16:31 PM FILED/CERT

Form RT-1