



20191213000461460 1/4 \$135.00
Shelby Cnty Judge of Probate, AL
12/13/2019 09:51:52 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Alina Olteanu and John Kevin Pocus
2120 North Grande View Lane
Maylene, AL 35114

STATE OF ALABAMA)
COUNTY OF SHELBY)

**GENERAL WARRANTY DEED AS JOINT
TENANTS WITH RIGHTS SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Four Thousand and No/100 (\$304,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Thomas A. Snowden, III and wife, Laura Snowden** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Alina Olteanu and John Kevin Pocus**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby** State of Alabama, to-wit:

Lot 973, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 9th Addition, Phase I, as recorded in Map Book 26, Page 86, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$200,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 12/13/2019
State of Alabama
Deed Tax: \$104.00

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized attorney-in-fact hereunto set its hand and seal this the 21st day of November, 2019.

Witness

Thomas A Snowden III
Thomas A. Snowden, III
By Weichert Workforce Mobility, Inc.
as his attorney-in-fact

By: Sandy Turnour
SANDY TURNOUR
(print name above)
Its: Spec AVP
(print title above)

Witness

Laura Snowden
Laura Snowden
By Weichert Workforce Mobility, Inc.
as her attorney-in-fact

By: Sandy Turnour
SANDY TURNOUR
(print name above)
Its: Spec AVP
(print title above)



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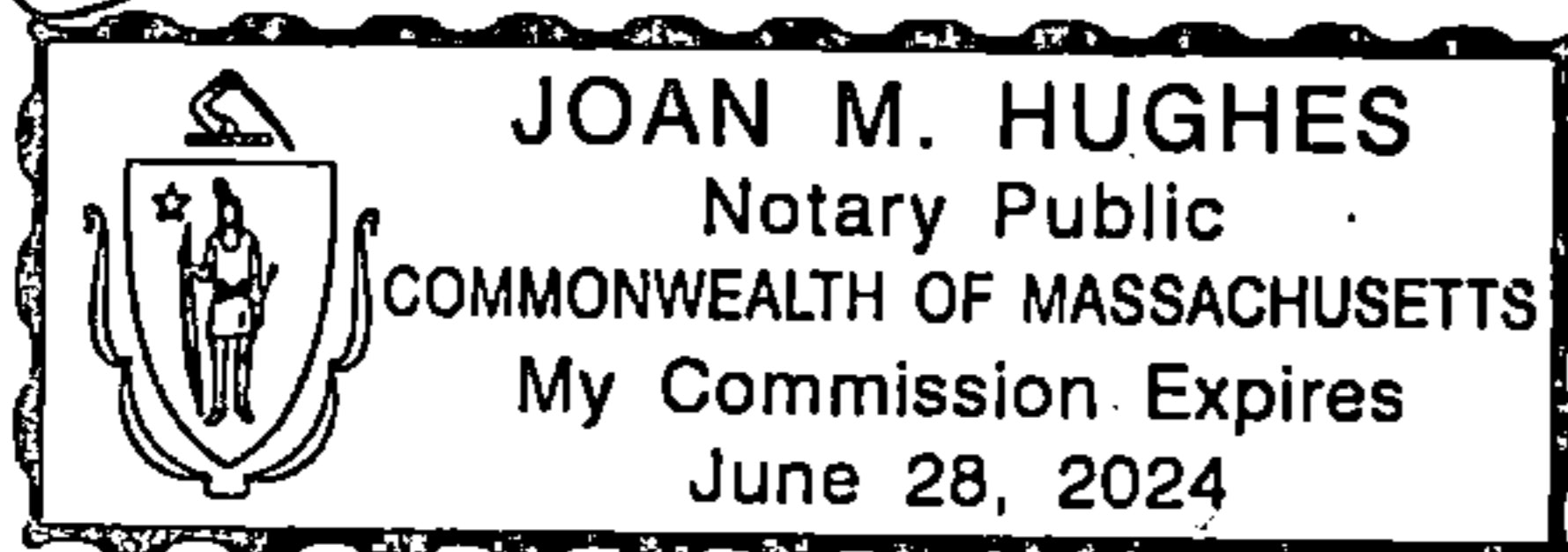
STATE OF MA
COUNTY OF Plymouth

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sandy Tuskowski, whose name as Spec AVP of Weichert Workforce Mobility, Inc., a New Jersey corporation as Attorney-in-Fact for Thomas A. Snowden, III, and wife, Laura Snowden, under that certain Limited Power of Attorney recorded in Instrument No. 2191213000461450, in the Probate Office of Shelby County, Alabama, 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 Instrument, he/she in his/her capacity as such representative and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as said attorney-in-fact on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21 day of November, 2019.

Joan M Hughes
NOTARY PUBLIC
My Commission Expires: _____

(must affix seal)



Real Estate Sales Validation Form

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

| | | | |
|------------------|--|-------------------------|--|
| Grantor's Name | Thomas A. Snowden, III and Laura Snowden C/O Weichert Workforce Mobility | Grantee's Name | Alina Olteanu and John Kevin Pocus |
| Mailing Address | 120 Longwater Dr, Ste 206 Norwell, MA 02061 | Mailing Address | 2120 North Grande View Lane Alabaster, AL 35114 |
| Property Address | 2120 North Grande View Lane Alabaster, AL 35114 | Date of Sale | December 3, 2019 |
| | | Total Purchase Price | \$ 304,000.00 |
| | | or | |
| | | Actual Value | \$ |
| | | or | |
| | | Assessor's Market Value | \$ |

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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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> 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 _____

Print Clayton T. Sweeney, Agent

Unattested

(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one