

This conveyance prepared without the benefit of current survey or title examination. Attorney makes no representations as to the title of this property.

Shelby County, AL 12/20/2019
State of Alabama
Deed Tax: \$421.00

Send Tax Notice To:
Michael A. Fedorenko and
Kathryn A. Fedorenko
434 Oxford Way
Pelham, Alabama 35124

This instrument was prepared by:
Wm. Randall May
Fulmer, May & Stuckey, LLC
300 Cahaba Park Circle, Suite 100
Birmingham, AL 35242


20191220000473440 1/3 \$449.00
Shelby Cnty Judge of Probate, AL
12/20/2019 01:33:39 PM FILED/CERT

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **MICHAEL A. FEDORENKO and KATHRYN A. FEDORENKO** (herein referred to as Grantor, whether one or more) do grant, bargain, sell and convey unto **THE MICHAEL ANDREW FEDORENKO AND KATHRYN ANN BALBI FEORENKO REVOCABLE LIVING TRUST**, herein referred to as Grantee, in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 2634A, according to the Resurvey of Lot 2634A Amended Map of Weatherly Highlands The Ledges Sector 26, Phase Two, as recorded in Map Book 38, Page 117, in the Probate Office of Shelby County, Alabama.

ALSO:

Lot 2616, according to the Survey of Weatherly Highland The Ledges, Sector 26, Phase One, as recorded in Map Book 26, Page 145, in the Office of Probate of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

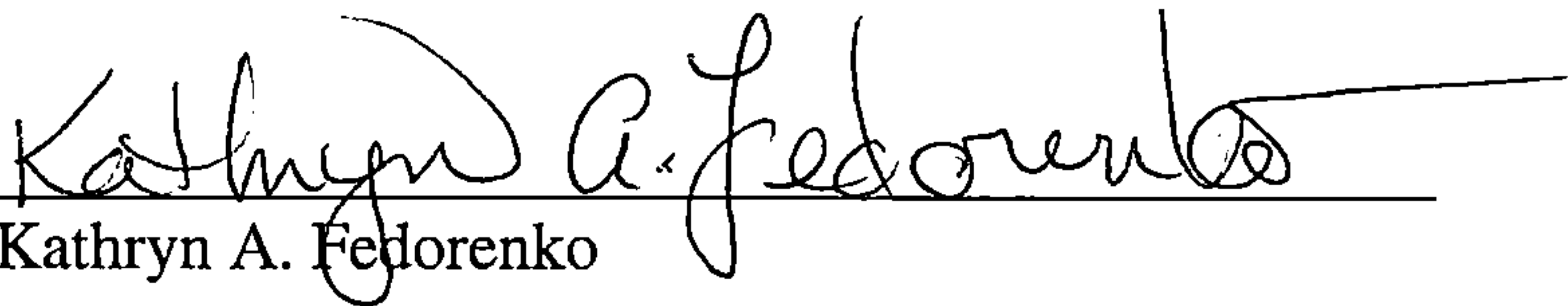
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with said Grantee, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good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

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 Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19 day of December, 20 19.



Michael A. Fedorenko

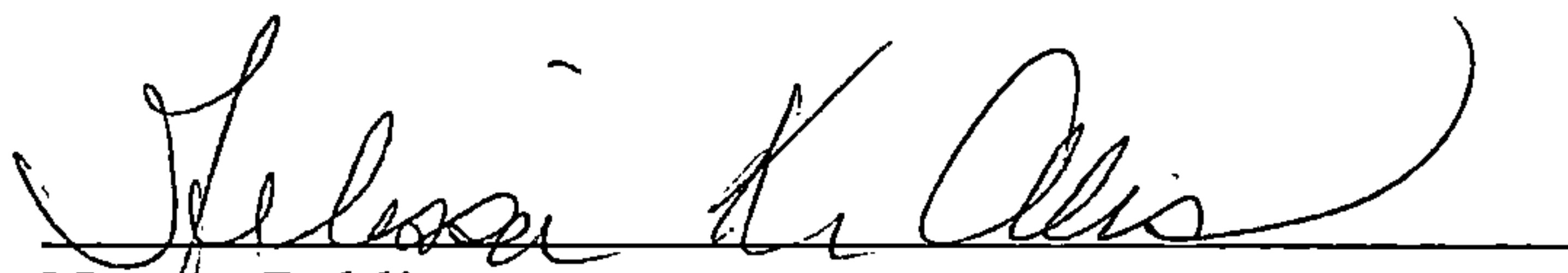
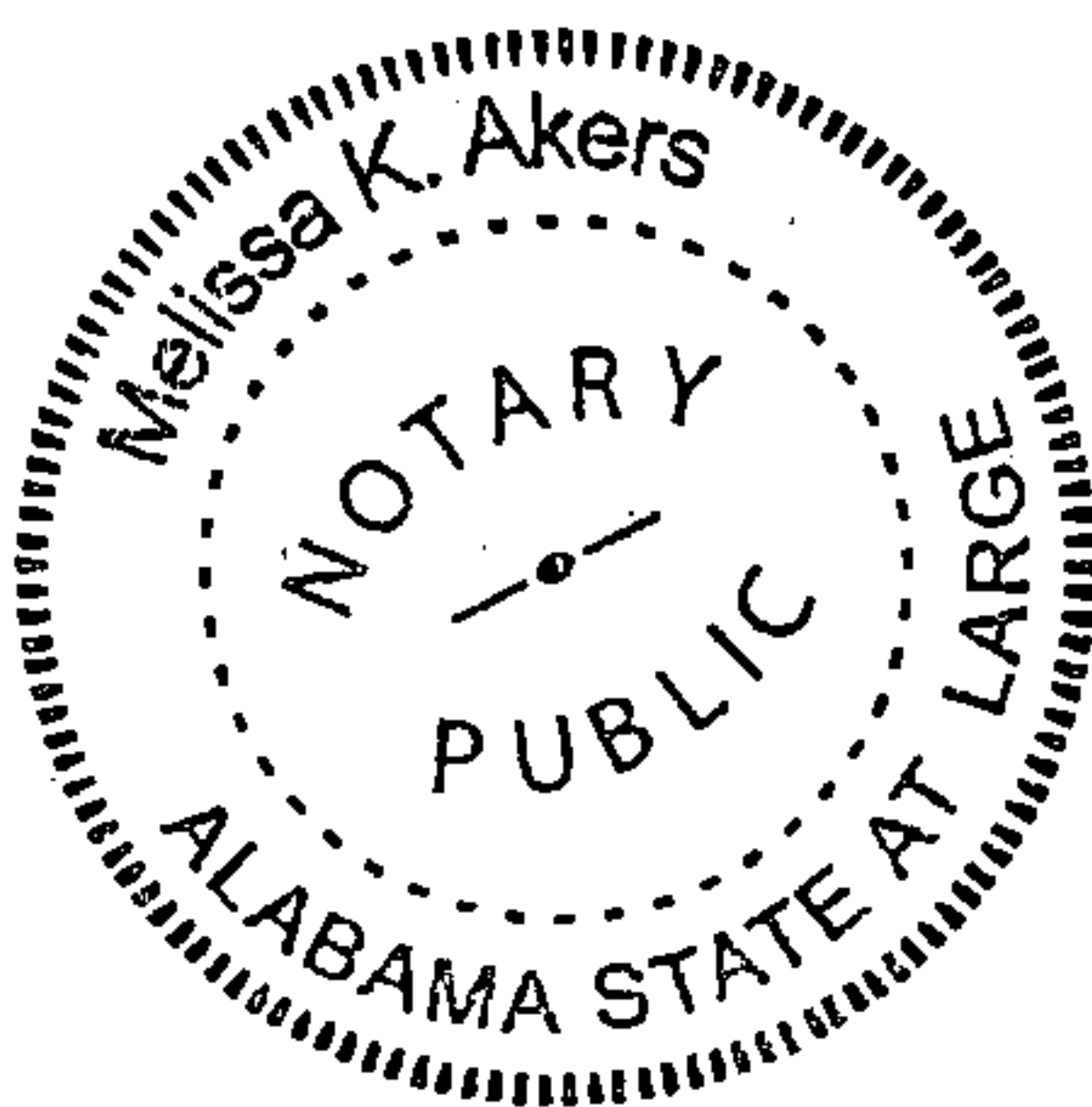


Kathryn A. Fedorenko

STATE OF ALABAMA)
COUNTY OF SHELBY)

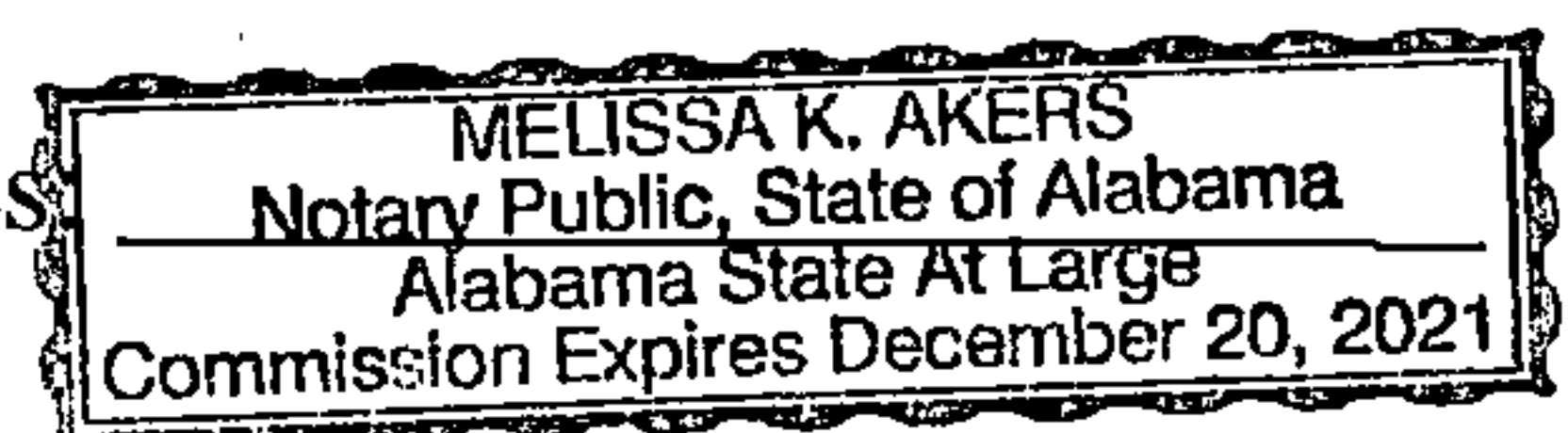
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael A. Fedorenko and Kathryn A. Fedorenko, whose names are signed to the foregoing conveyance, and who are both known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, each of them executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 19th day of December, 20 19.



Notary Public

My commission expires



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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 Michael & Kathryn Fedorenko
Mailing Address 434 Oxford Way
Pelham, AL 35124

Grantee's Name The Fedorenko Living Trust
Mailing Address 434 Oxford Way
Pelham, AL 35124

Property Address 434 Oxford Way
Pelham, AL 35124

Date of ~~Sale~~ ^{TRANSFER} 12/19/2019

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 420,800.00



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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

☐ Appraisal

☐ Sales Contract

☒ Other Tax Assessor

☐ 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 12-20-19

Print Wm. RANDALL MAY

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1