

THIS INSTRUMENT PREPARED BY:

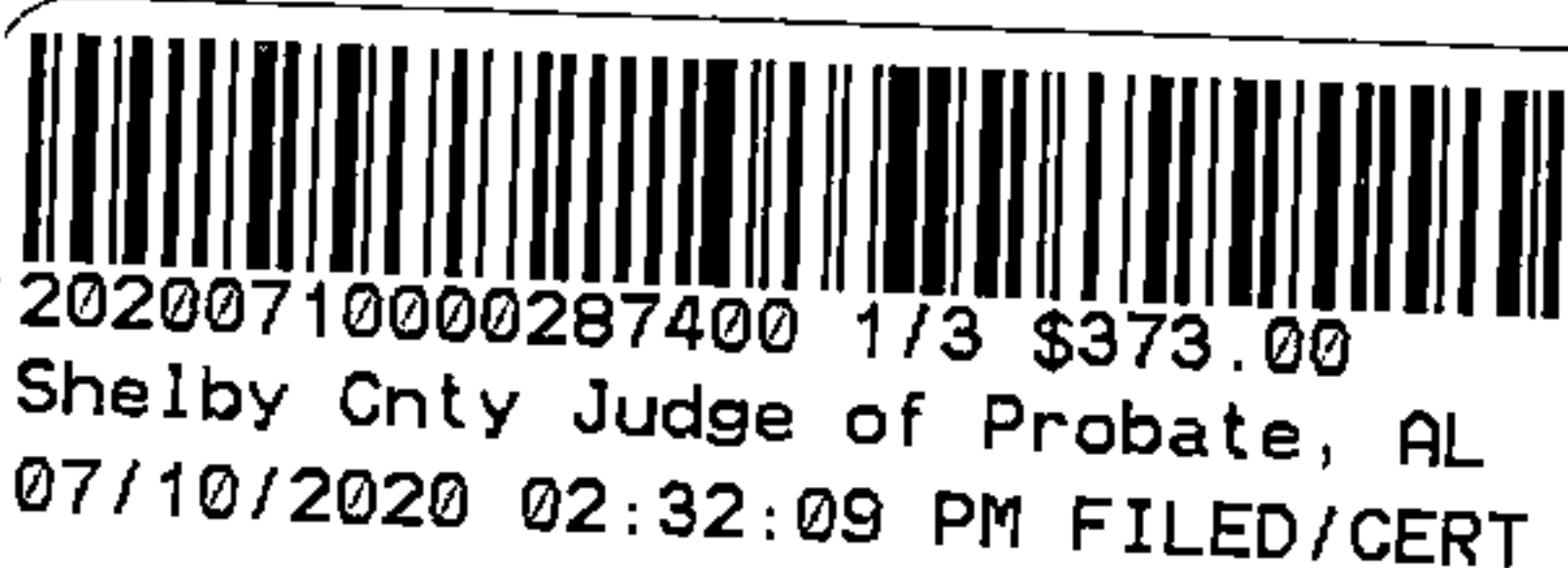
Send Tax Notice to Grantee.

DANIEL P. OGLE, ESQ.
BOARDMAN, CARR, PETELOS, WATKINS
& OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

GRANTEE'S ADDRESS:
Penny D. and Aleck Choraitis Revocable Living Trust
c/o Penny D. Choraitis
2041 Arbor Hill Parkway
Birmingham, Alabama 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS: That, for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned GRANTOR, **Vicki A. Choraitis**, a single, incapacitated individual (hereinafter "GRANTOR"), by and through her Co-Conservators, Penny Christina Choraitis Dickson and Penny Demoes Choraitis (In the Probate Court of Shelby County, Alabama; Case No.: PR-2018-276), whose address is 2041 Arbor Hill Parkway, Birmingham, Alabama 35244, hereby releases, quit claims, grants, sells and conveys unto the GRANTEE, the **Penny D. and Aleck C. Choraitis Revocable Living Trust** (hereinafter "GRANTEE"), whose address is 2041 Arbor Hill Parkway, Birmingham, Alabama 35244, all of her right, title, interest and claim in or to the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 57, according to the Final Plat of Arbor Hill, Phase 1, as recorded in Map Book 31 page 48, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Note: The preparer of this deed has not researched the title to subject property.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Co-Conservators of the GRANTOR, **Vicki A. Choraitis**, have hereunto set their hands and seals this the 29th day of June, 2020.

Shelby County, AL 07/10/2020
State of Alabama
Deed Tax: \$345.00

Penny Christina Choraitis Dickson, as Co-Conservator of the Estate of Vicki A. Choraitis, an Incapacitated Person

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Penny Christina Choraitis Dickson, whose name is signed to the foregoing conveyance in her capacity as Co-Conservator of the Estate of Vicki A. Choraitis, an incapacitated person, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she, as said Co-Conservator, signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of June, 2020.

NOTARY PUBLIC
My Commission Expires: 3/26/2022

Penny Demoēs Choraitis
Penny Demoēs Choraitis, as Co-Conservator of the
Estate of Vicki A. Choraitis, an Incapacitated Person

STATE OF FLORIDA)
COUNTY OF Bay)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Penny Demoēs Choraitis, whose name is signed to the foregoing conveyance in her capacity as Co-Conservator of the Estate of Vicki A. Choraitis, an incapacitated person, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she, as said Co-Conservator, signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of June, 2020.



Kathir L. Rojas
State of Florida
My Commission Expires 10/07/2023
Commission No. GG 920085

[Signature]

NOTARY PUBLIC
My Commission Expires: 10/07/2023



20200710000287400 2/3 \$373.00
Shelby Cnty Judge of Probate, AL
07/10/2020 02:32:09 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 Vicki A. Choraitis
Mailing Address 2041 Arbor Hill Parkway
Birmingham, Alabama 35244

Grantee's Name Penny D. and Aleck C. Choraitis
Mailing Address Revocable Living Trust
2041 Arbor Hill Parkway
Birmingham, Alabama 35244

Property Address 2041 Arbor Hill Parkway
Birmingham, Alabama 35244

Date of Sale June 29, 2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 344,800.00

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 Tax Assessor's Market Value

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 July 10, 2020

Print Dawn Raso

Sign

Dawn Raso

(Grantor/Grantee/Owner/Agent) circle one

Unattested

verified by)



Form RT-1