

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
100 Olde Towne Road, Ste 105  
Birmingham, AL 35216

**SEND TAX NOTICE TO:**

STEPHEN N. FITTS, JR.  
1026 FAIRFIELD LANE  
BIRMINGHAM, AL 35242

**WARRANTY DEED**

**STATE OF ALABAMA        )**

**SHELBY COUNTY    )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Five Hundred Three Thousand and 00/100 Dollars (\$503,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, RICK N. LATHAN, a married person (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto STEPHEN N. FITTS, JR., A LIFE ESTATE AND REMAINDER INTEREST TO STEPHEN N. FITSS, JR., AS TRUSTEE OF THE FITTS FAMILY TRUST UNDER THE LAST WILL AND TESTAMENT OF SUSAN MCLAUGHLIN FITTS, DECEASED (herein referred to as "Grantee"), all of his/her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR'S SPOUSE

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

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hands and seals, this 31<sup>st</sup> day of JULY, 2020.

  
\_\_\_\_\_  
RICK N. LATHAN

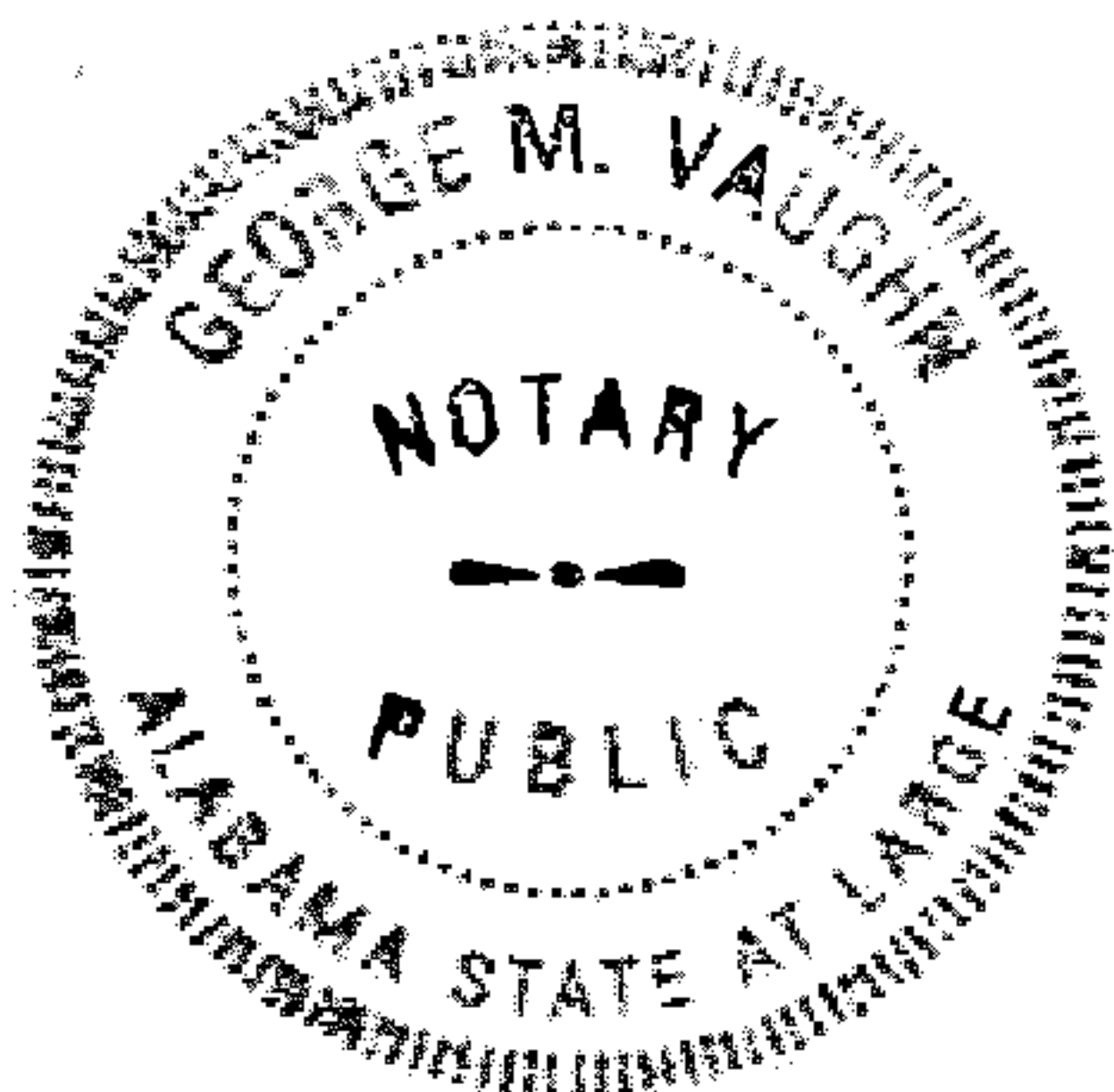
STATE OF ALABAMA                   )  
JEFFERSON COUNTY                )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, RICK N. LATHAN 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of JULY, 2020.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/15/2021



LEGAL DESCRIPTION

Lot 22-132, according to the Map of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 94 A, B and C, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase II, recorded as Instrument #20060605000263860 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



## Real Estate Sales Validation Form

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

Grantor's Name Rick N. Lathan  
 Mailing Address c/o Gary Vaughn  
103 Old Towne Road Ste 105  
Vestavia AL 35216

Grantee's Name Stephen N. F. #3, J.  
 Mailing Address 1026 Fairfield Lane  
Birmingham AL 35212

Property Address 1026 Fairfield Lane  
Birmingham AL 35212

Date of Sale 7/31/2020  
 Total Purchase Price \$ 503,000

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_

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

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 7/3/2020

Unattested

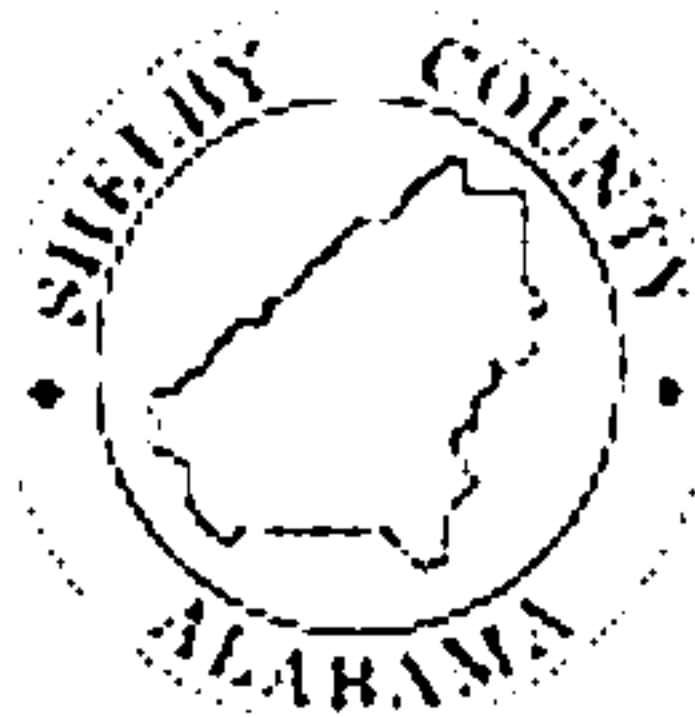
(verified by)

Print George M. Vaughn

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/03/2020 09:58:16 AM  
 \$536.00 JESSICA  
 20200803000325600

*Alvin S. Bayl*