

This instrument prepared by:  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Constantine Sarris and Styliani Summers  
1632 Keeneland Dr.  
Helena, AL 35080

**WARRANTY DEED**

**20200924000428190**

**09/24/2020 07:54:08 AM**

**DEEDS 1/3**

**STATE OF ALABAMA**

)

)

**SHELBY COUNTY**

)

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Fifty Thousand And No/100 Dollars (\$250,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Taylor Evans and Michelle Evans, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Constantine Sarris and Styliani Summers (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 8, according to the survey of Dearing Downs 10th Addition, as recorded in Map Book 14, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

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.


Subject to a third party mortgage in the amount of \$242,500.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 18<sup>th</sup>, 2020.

20200924000428190 09/24/2020 07:54:08 AM DEEDS 2/3

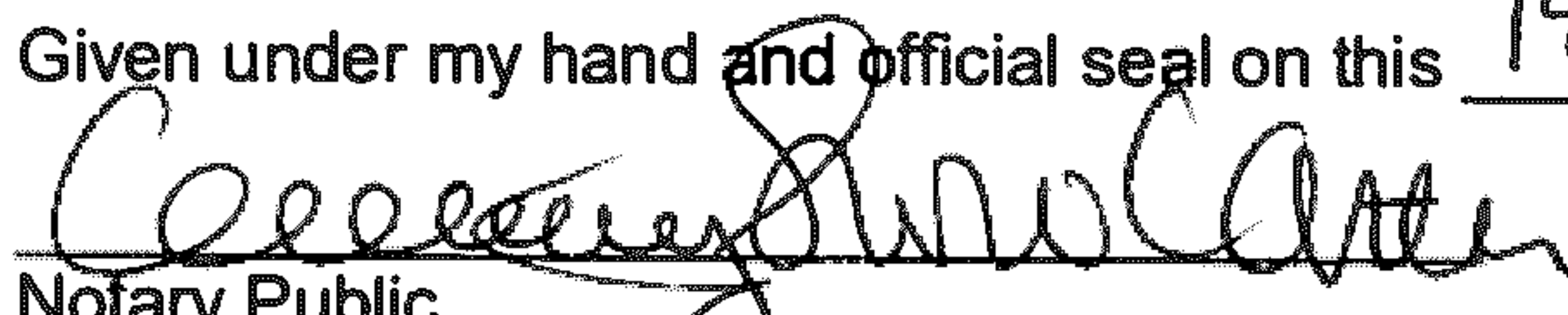
  
\_\_\_\_\_  
Taylor Evans

  
\_\_\_\_\_  
Michelle Evans

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Taylor Evans and Michelle Evans 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 18<sup>th</sup> day of September, 20 20

  
\_\_\_\_\_  
Notary Public  
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name	Taylor Evans and Michelle Evans	Grantee's Name	Constantine Sarris and Styliani Summers
Mailing Address	1632 Keeneland Dr. Helena, AL 35080	Mailing Address	1632 Keeneland Dr. Helena, AL 35080
Property Address	1632 Keeneland Dr. Helena, AL 35080	Date of Sale	September 22, 2020
		Total Purchase Price	\$250,000.00
		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 - Taylor Evans and Michelle Evans, 1632 Keeneland Dr., Helena, AL 35080.

Grantee's name and mailing address - Constantine Sarris and Styliani Summers, 1632 Keeneland Dr., Helena, AL 35080.

Property address - 1632 Keeneland Dr., Helena, AL 35080

Date of Sale - September 22, 2020.

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: September 22, 2020

Sign Constantine Sarris  
Agent



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/24/2020 07:54:08 AM  
 \$35.50 CHERRY  
 20200924000428190

*Allen S. Bayl*