



20201106000508960 1/3 \$177.00  
Shelby Cnty Judge of Probate, AL  
11/06/2020 02:50:43 PM FILED/CERT

This document prepared by:  
Law Office of John A. Gant, PC  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Stan B. Levine, Jr.  
Marynell Levine  
1161 Lake Forest Circle  
Hoover, AL 35244

### **GENERAL WARRANTY DEED**

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Forty Eight Thousand Nine Hundred and 00/100 Dollars (\$148,900.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, AMANDA A. DAVIS, unmarried (herein referred to as GRANTOR) do grant, bargain, sell and convey unto STAN B. LEVINE, JR. and MARYNELL LEVINE, as joint tenants with rights of survivorship, (herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama:

Lot 44, according to the Survey of Callaway Cove Townhomes, Plat No. 2, as recorded in Map Book 37, Page 113, in the Probate Office of Shelby County, Alabama

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

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

Shelby County, AL 11/06/2020  
State of Alabama  
Deed Tax: \$149.00



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Dated this the 30<sup>th</sup> day of October, 2020.

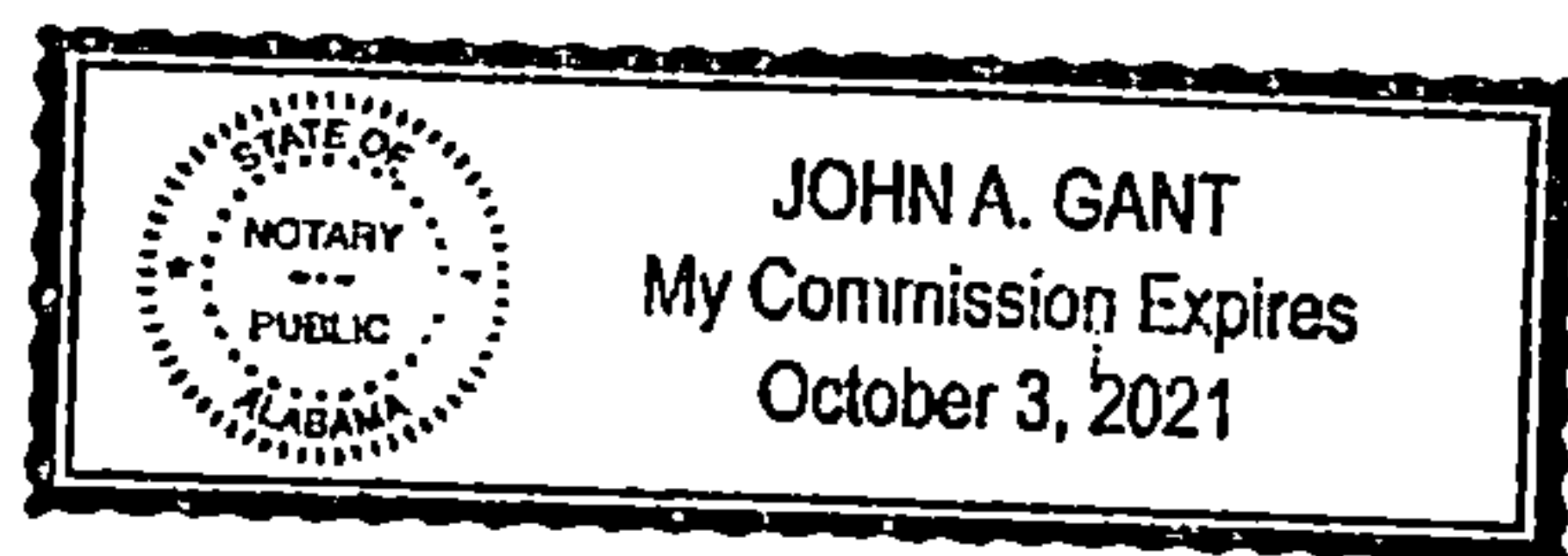
A. A. Davis  
AMANDA A. DAVIS

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AMANDA A. DAVIS, whose name is signed to the foregoing conveyance and acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of October, 2020.

J. A. Gant  
NOTARY PUBLIC: JOHN A. GANT  
My commission expires: 10/3/2021



# Real Estate Sales Validation Form

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

Grantor's Name Amanda A. Davis  
Mailing Address 9410 Brook Forest Cir.  
Helena, AL 35080

Grantee's Name Stan Levine, Jr. & Marynell Levine  
Mailing Address 1161 Lake Forest Cir.  
Hoover, AL 35244

Property Address 310 Calloway Terrace  
Pelham, AL 35124

Date of Sale 10/30/2020  
Total Purchase Price \$ 148,900.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☒ Sales Contract  
☒ Closing Statement  
☐ Other

\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

## 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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 10/30/2020

Print John A. Gant

Sign   
(Owner/Agent) circle one



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