

67345097 - 5911683

20201209000562500  
12/09/2020 09:01:50 AM  
DEEDS 1/4

Return to:  
Amrock  
662 Woodward Avenue  
Detroit, MI 48226

Order Number:  
67345097

WARRANTY DEED

STATE OF Alabama )  
COUNTY OF Shelby )

Send Future Tax Notices to:  
378 Holland Lakes Drive S  
Pelham, AL 35124

**KNOW ALL MEN BY THESE PRESENTS:**

*GM*  
Carrard

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **JASON ~~GERRARD~~ NOVITSKI a/k/a JASON NOVITSKI and KATIE SNIDER NOVITSKI f/k/a MARY KATHERINE SNIDER**, husband and wife, whose address is 378 Holland Lakes Drive S, Pelham, AL 35124, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **JASON ~~GERRARD~~ NOVITSKI and KATIE SNIDER NOVITSKI**, husband and wife, as joint tenants with rights of survivorship, whose address is 378 Holland Lakes Drive S, Pelham, AL 35124, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

*GM*  
Carrard

LOT 101, ACCORDING TO THE FINAL PLAT OF HOLLAND LAKES, SECTOR 1, AS RECORDED IN MAP BOOK 34, PAGE 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN HOLLAND LAKES DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS EXECUTED BY HOLLAND LAKES, INC., AND FILED IN INSTRUMENT #20050425000196100, AMENDED BY FIRST AMENDMENT RECORDED IN INSTRUMENT #20050602000267270, AND FURTHER AMENDED BY SECOND AMENDMENT RECORDED IN INSTRUMENT #20070312000109050, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA (THE 'DECLARATION').

**Prior Deed Reference: Instrument No. 20160603000192390**

**Parcel ID Number: 13 6 23 4 013 067.000**

**Commonly Known As: 378 Holland Lakes Drive S, Pelham, AL 35124**

**Fair Market Value: \$251,200.00**

**The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.**

**The above described property does constitute part of the Grantors' homestead.**

**TO HAVE AND TO HOLD** unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee. Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[SPACE INTENTIONALLY LEFT BLANK]

Attached to and becoming a part of Deed between JASON GERRARD NOVITSKI a/k/a JASON NOVITSKI and KATIE SNIDER NOVITSKI f/k/a MARY KATHERINE SNIDER, husband and wife, as Grantors, and JASON GERRARD NOVITSKI and KATIE SNIDER NOVITSKI, husband and wife, as Grantees.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 10 day of July, 2020.

GRANTORS:

Jason Gerrard Novitski aka Jason Novitski  
JASON GERRARD NOVITSKI  
a/k/a JASON NOVITSKI → Gerrard JN

Katie Snider Novitski  
KATIE SNIDER NOVITSKI  
f/k/a MARY KATHERINE SNIDER

STATE OF Alabama )  
COUNTY OF Shelby )

I, David Scott Watson, a Notary Public for the State of Alabama, do hereby certify that JASON GERRARD NOVITSKI a/k/a JASON NOVITSKI and KATIE SNIDER NOVITSKI f/k/a MARY KATHERINE SNIDER, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 10 day of July, 2020.

(NOTARY SEAL) DAVID SCOTT WATSON  
NOTARY PUBLIC  
State of Alabama - State at Large  
My Commission Expires July 16, 2022

David Scott Watson  
Notary Public  
My commission expires: July 16, 2022

This instrument was prepared by (without benefit of title search):  
Lauren Sonnier (AL Bar ID: DUV002)  
Law Offices of Lauren Sonnier, PLLC  
P. O. Box 1516  
Ocean Springs, MS 39566  
228-327-1424

## Real Estate Sales Validation Form

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

Grantor's Name Jason Gerrard Novitski aka Jason Novitski  
 Mailing Address Katie Snider Novitski fka Mary Katherine Snider  
378 Holland Lks Dr S  
Pelham, AL 35124

Grantee's Name Jason Gerrard Novitski and Katie Snider Novitski  
 Mailing Address 378 Holland Lks Dr S  
Pelham, AL 35124

Property Address 378 Holland Lks Dr S  
Pelham, AL 35124

Date of Sale July 10, 2020  
 Total Purchase Price \$ \_\_\_\_\_

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

or  
 Assessor's Market Value \$ 1/2=125,600

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 7-10-2020

Print Jason Gerrard Novitski Katie Snider Novitski

☐ Unattested

[Signature]  
 (verified by)

Sign [Signature] [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/09/2020 09:01:50 AM  
 \$34.00 CHARITY  
 20201209000562500

Allen S. Boyd

Form RT-1