20210419000193540 04/19/2021 11:08:35 AM DEEDS 1/3

SEND TAX NOTICE TO:

Elizabeth Maziarz and Michael Maziarz 2992 Long Leaf Lane Helena, AL 35080 This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100283

WARRANTY DEED

State of Alabama County of Shelby

Lot 6, according to the Survey of Royal Pines, Phase II, as recorded in Map Book 15, Page 19, in the Probate Office of Shelby County, Alabama.

The herein described property does not constitute the homestead of the Grantor nor that of his spouse.

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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

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My Comm. Expires

June 19, 2022

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 19th day of April, 2021.

H. Russell Steele

State of Alabama County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, H. Russell Steele, a married man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 19th day of April, 2021.

Notary Public

Printed Name: Patrick Skyler Murphy My Commission Expires: 06/19/2022

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Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	H. Russell Steele	-	Elizabeth Maziarz and Michael Maziarz
	183 River Crest Lane Helena AL 35080	. Mailing Address	Helena AL 35080
Property Address	2992 Long Leaf Lane	Date of Sale	4/19/2021
	Helena AL 35080	Total Purchase Price	\$ 192,700
		or Actual Value	\$
		or Assessor's Market Value	\$
The purchase price or actual value claimed on to evidence: (check one) (Recordation of docume Bill of Sale Sales Contract Closing Statement		entary evidence is not requireAppraisal Other	ed)
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.			
excluding current us responsibility of value	se valuation, of the property		
accurate. I further u		tements claimed on this form	d in this document is true and may result in the imposition
Date 4-14-21	•	Print Skyler Murphy	· · · · · · · · · · · · · · · · · · ·
Unattested	· · · · · · · · · · · · · · · · · · ·	Sign	
	(verified by)	(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
04/19/2021 11:08:35 AM
\$221.00 CHERRY

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