

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice to:  
Whitney L. Frenette  
1054 Hermitage Circle  
Birmingham, AL 35242

20210525000255340 1/3 \$483.00  
Shelby Cnty Judge of Probate, AL  
05/25/2021 11:47:53 AM FILED/CERT

Shelby County, AL 05/25/2021  
State of Alabama  
Deed Tax: \$455.00

STATE OF ALABAMA )

COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Four Hundred Fifty Five Thousand and 00/100 (\$455,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **James Michael Anastasia, as Personal Representative of the Estate of Pete Anastasia, deceased, Probate Case No. 2021-000329** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Whitney L. Frenette**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 3109, according to the Amended Map of Highland Lakes, 3rd Sector, Phase I, an Eddleman Community, as recorded in Map Book 21, Page 124, 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 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, recorded as Instrument #1996-17544 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**

Subject To:

Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$265,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Pete Anastasia was the surviving grantee of deed recorded in Instrument No. 2003-685280. The other grantee, Sylvia Anastasia having died on or about September 28, 2016.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

**AND SAID GRANTOR**, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **21st** day of **May 2021**.

The Estate of Pete Anastasia, deceased  
Probate Case No. 2021-000329

  
By: James Michael Anastasia, Personal Representative

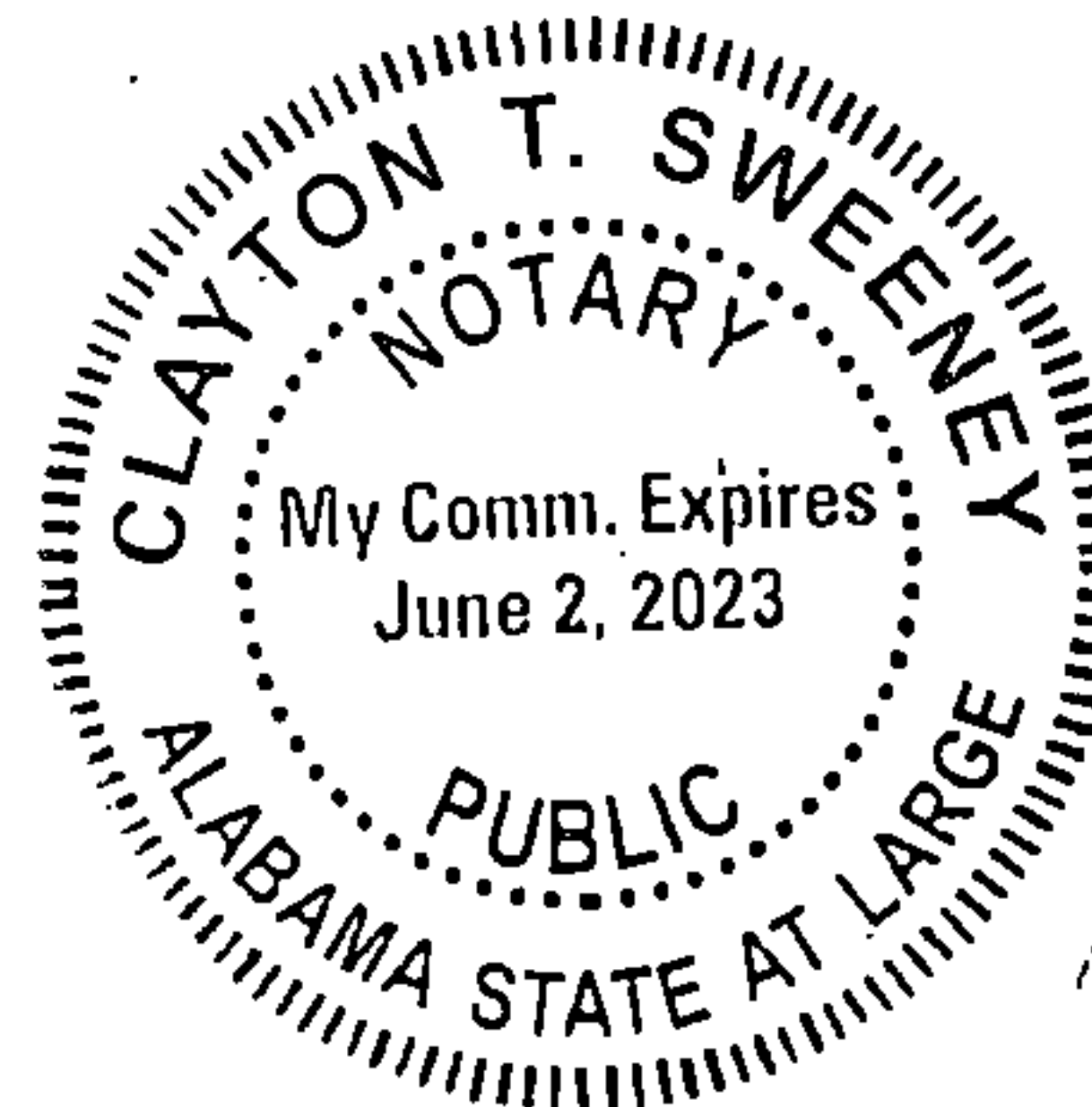
STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James Michael Anastasia, whose name as Personal Representative of The Estate of Pete Anastasia, deceased, Probate Case No. 2021-000329, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of May, 2021.

  
NOTARY PUBLIC  
My Commission Expires: 06-02-2023

(Affix Seal)



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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 Estate of Pete Anastasia, deceased,  
Probate Case No. 2021-000329

Grantee's Name Whitney L. Frenette

Mailing Address 527 Bayhill Ridge Circle  
Hoover, AL 35244

Mailing Address 1054 Hermitage Circle  
Birmingham, AL 35242

Property Address 1054 Hermitage Circle  
Birmingham, AL 35242

Date of Sale May 21, 2021

Total Purchase Price \$ 455,000.00

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/ Assessor's Appraised Value

☐ Other – property tax redemption

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 \_\_\_\_\_

Estate of Pete Anastasia, deceased  
Probate Case #2021-000329

Print James Michael Anastasia, Personal Representative

Unattested



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Sign

*James Michael Anastasia*  
(Grantor/Grantee/Owner/Agent) circle one