

Send Tax Notice To:
Rodney Dan Harding

225 Maranatha Trail
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Attorney For Cartus Financial Corporation
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209
(205) 871-1440 File #BGM-324543

WARRANTY DEED

State of Alabama
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS: That in consideration of
_____ (\$ 649,900.00) to the undersigned Grantors in hand paid by the Grantees,
whether one or more, herein, the receipt of which is hereby acknowledged, we, Joseph Peter Ruzic III and
spouse Malisa Ruzic (herein referred to as Grantors) do grant, bargain, sell and convey unto

Rodney Dan Harding

_____ (herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more
than one, the following described real estate, situated in the State of Alabama, County of Shelby County,
to-wit:

**Lot 50, according to the Map and Survey of Maple Ridge Subdivision, as recorded in Map
Book 37, page 87, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.
\$ 584,910.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs assigns, forever; it
being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as
joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated
during the joint lives of the Grantee(s) 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with said
Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that
they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and
convey the same as aforesaid; that we will and my heirs, executors, and administrators, shall warrant and
defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30 day of August, 2021

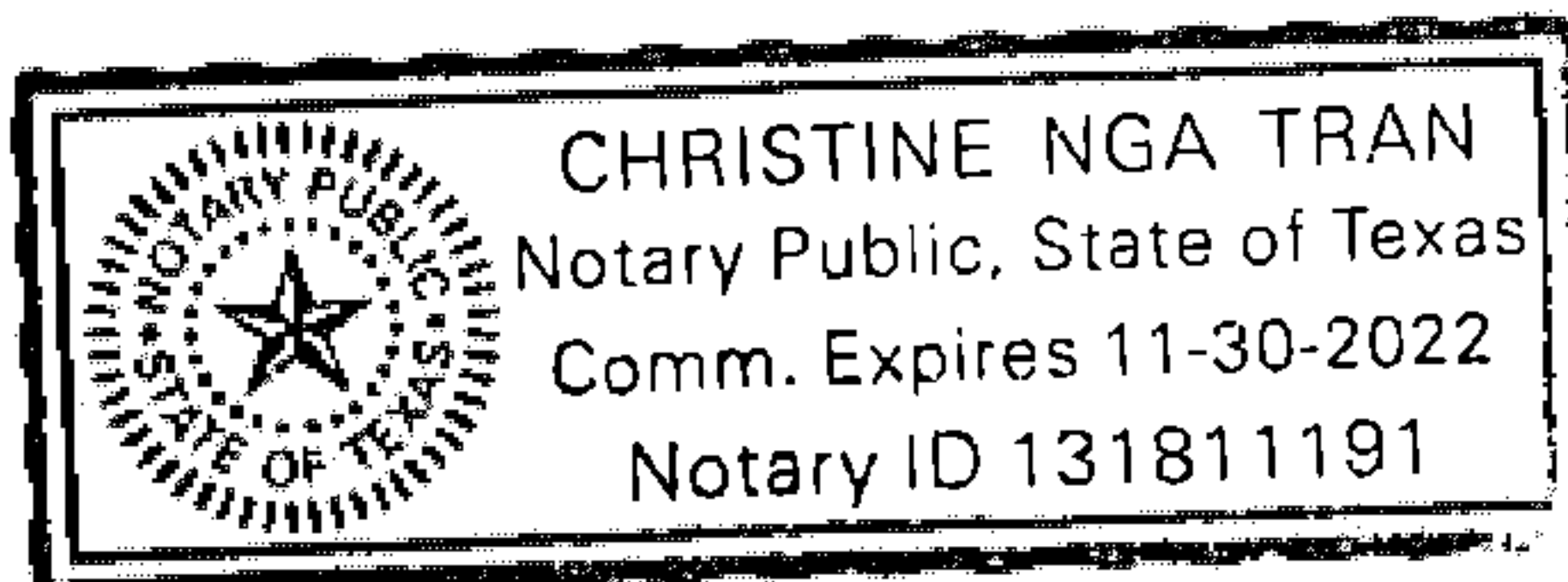

Joseph Peter Ruzic III

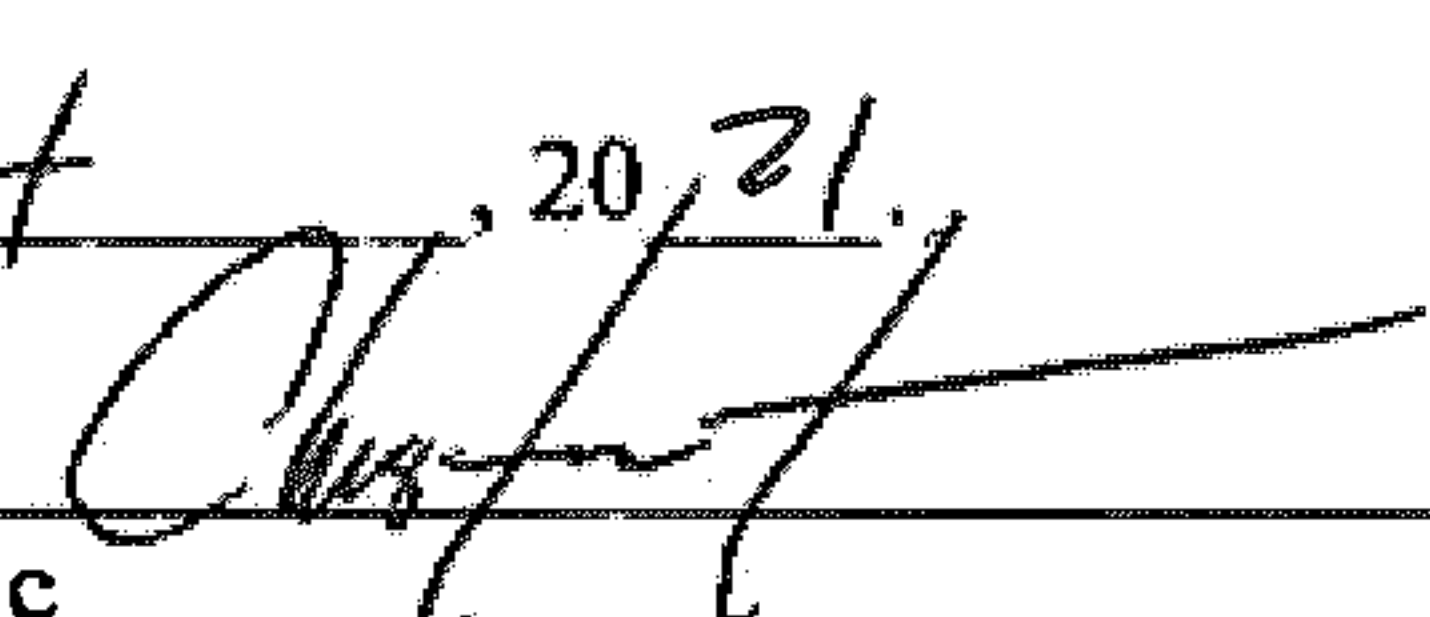

Malisa Ruzic

State of Texas
County of Harris

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Joseph Peter Ruzic III** 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 foregoing conveyance he executed the same voluntarily and on the day the same bears date.

Given under my hand this 30 day of August, 2021.




Notary Public

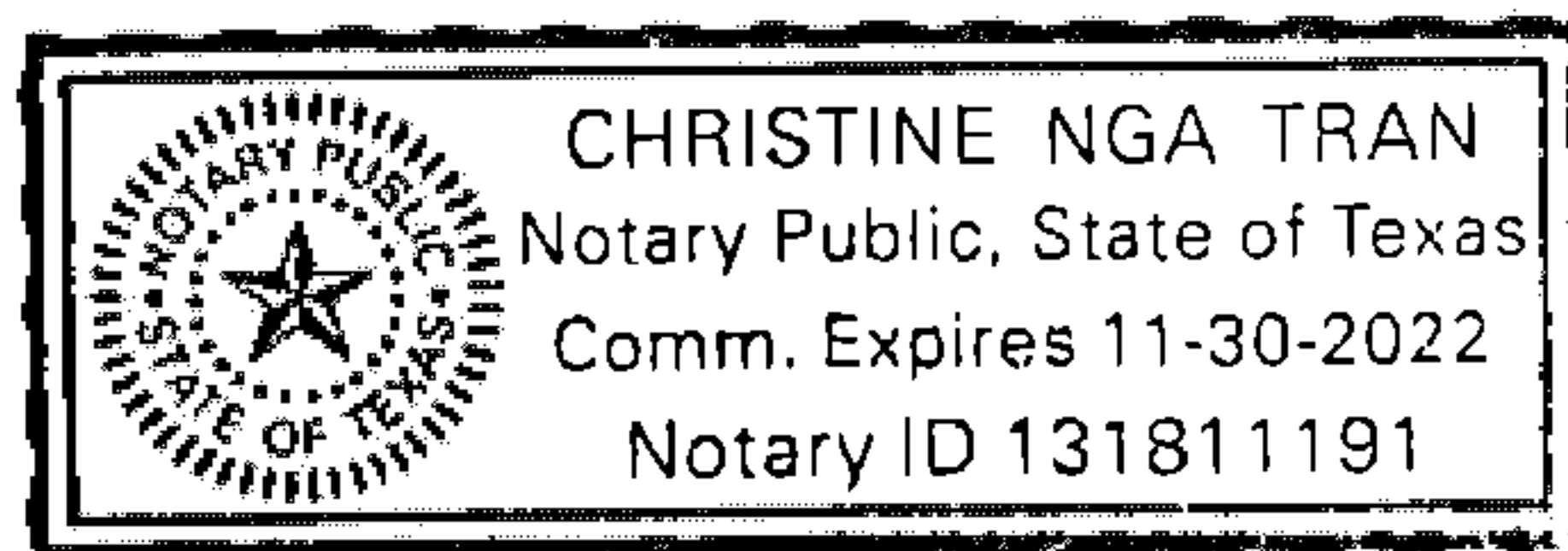
My Commission Expires:

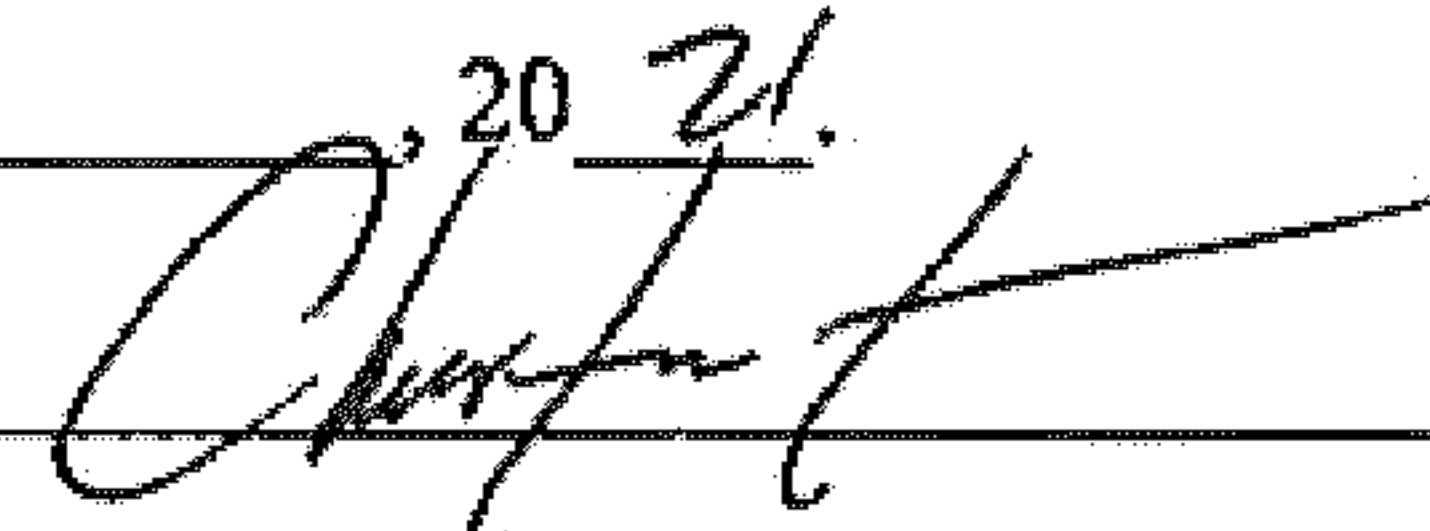
11-30-22

State of Texas
County of Harris

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Malisa Ruzic** 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 foregoing conveyance, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 30 day of August, 2021.




Notary Public

My Commission Expires:

11-30-22

Instructions to Notary: This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Joseph Peter Ruzic, III
 Mailing Address 225 Maranatha Trail
Alabaster, AL 35007

Grantee's Name Rodney Dan Harding
 Mailing Address 225 Maranatha Trail
Alabaster, AL 35007

Property Address 225 Maranatha Trail
Alabaster, AL 35007

Date of Sale September 15, 2021
 Total Purchase Price \$649,900.00

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

☐ Appraisal
☐ Other:

☒ Closing Statement

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 8-30-2021

Print Jeff W. Parmer

Unattested

(verified by)

Sign

Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/16/2021 11:44:11 AM
 \$93.00 JOANN
 20210916000452200

Allen S. Byrd

Form RT-1