

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Lynda A. Myer
372 Talon Drive
Birmingham, AL 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED NINETY-TWO THOUSAND AND NO/100 DOLLARS (\$392,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **RACHEL L. PAPPANASTOS, an unmarried woman, and ZACK PAPPANASTOS, a married man** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **LYNDA A. MYER** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 243, according to the Survey of Eagle Point 2nd Sector, Phase 2, as recorded in Map Book 19, Page 67, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$313,600.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

Subject property is not the homestead of the Grantor, Zack Pappanastos, or his spouse.

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

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with her heirs and assigns, that Grantors are 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

20211001000480430 10/01/2021 02:22:55 PM DEEDS 2/3
IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 30th day
of September, 2021.



RACHEL L. PAPPANASTOS

Zack Pappanastos by Rachel L. Pappanastos

as attorney in fact

ZACK PAPPANASTOS,

By RACHEL L. PAPPANASTOS,

As Attorney in Fact

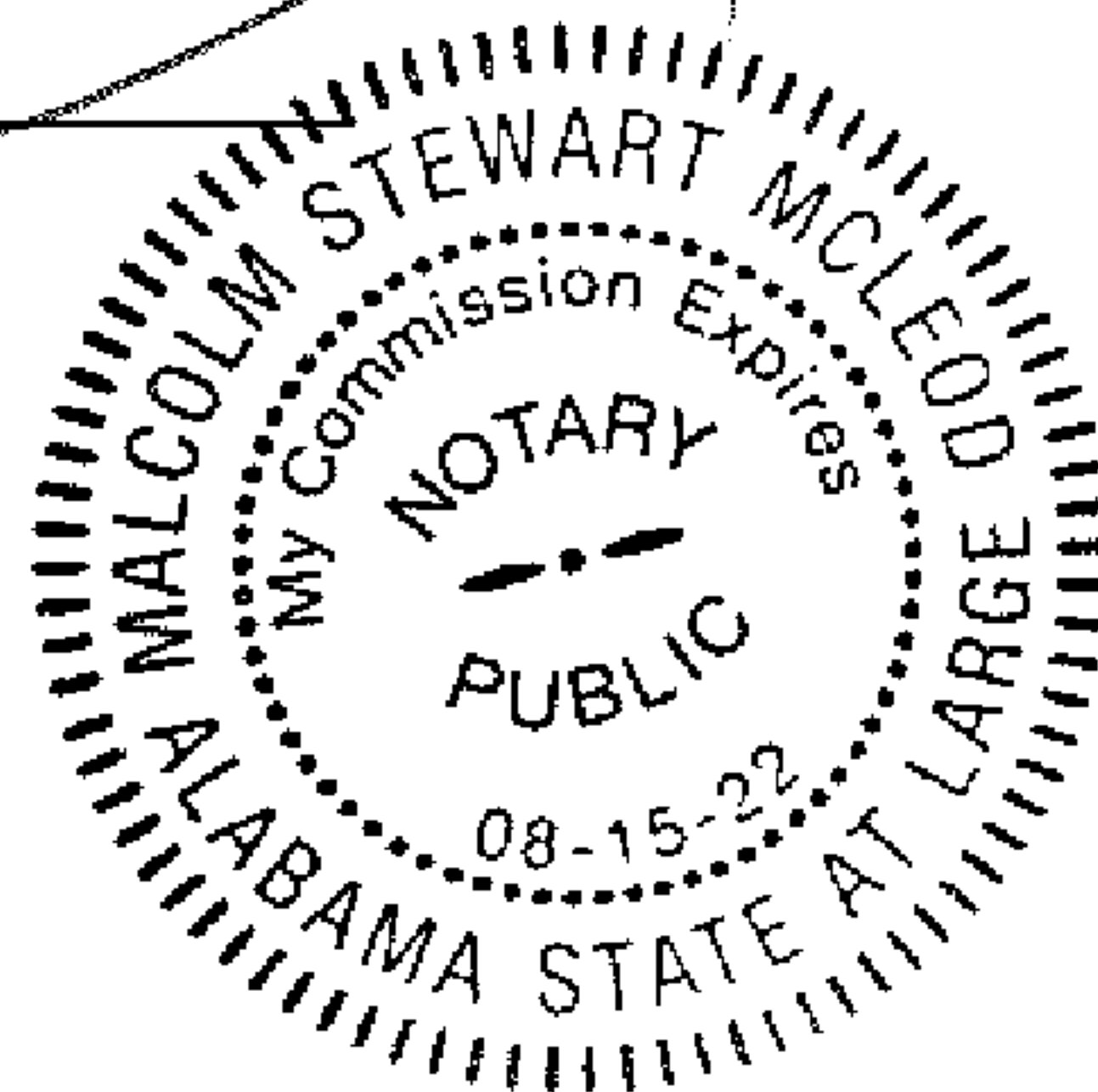
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **RACHEL L. PAPPANASTOS, individually, and as Attorney in Fact for ZACK PAPPANASTOS**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, individually, and as said Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of September, 2021.

NOTARY PUBLIC
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name	<u>RACHEL L. PAPPANASTOS and ZACK PAPPANASTOS</u>	Grantee's Name	<u>LYNDA A. MYER</u>
Mailing Address	<u>372 TALON DRIVE BIRMINGHAM, AL 35242</u>	Mailing Address	<u>372 TALON DRIVE BIRMINGHAM, AL 35242</u>
Property Address	<u>372 TALON DRIVE BIRMINGHAM, AL 35242</u>	Date of Sale	<u>September 30, 2021</u>
		Total Purchase Price	<u>\$392,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

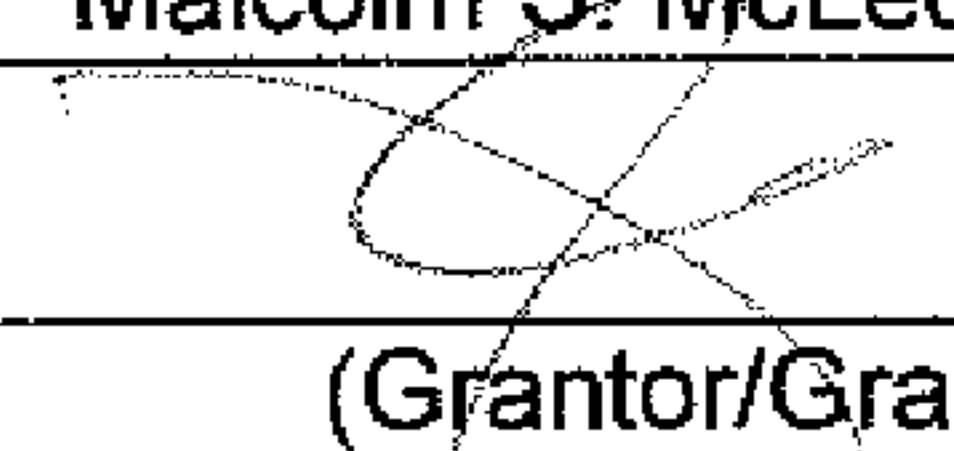
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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	<u>September 30, 2021</u>	Print	<u>Malcolm S. McLeod</u>
<input type="checkbox"/> Unattested	_____	Sign	<u></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

File 210859



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/01/2021 02:22:55 PM
 \$106.50 JOANN
 20211001000480430

Form RT-1
 Alabama 08/2012 LSS

Allen S. Bayal