



20211012000496430 1/2 \$477.00
Shelby Cnty Judge of Probate, AL
10/12/2021 02:21:36 PM FILED/CERT

State of Alabama)
Shelby County)

Statutory Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of four hundred fifty thousand and no/100 dollars (\$450,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, Peter C. Hontzas, Ted C. Hontzas and Margo C. Hontzas as the Co-Personal Representatives of the Estate of Betty Fotinos Hontzas, deceased, Shelby County Probate Case no. PR-2021-000526 (Grantors) whose address is 191 Trace Ridge, Hoover, Alabama 35244 do grant, bargain, sell and convey unto Mary Patricia Topazi (Grantee) whose address is, 3066 Arbor Bend, Hoover, Alabama 35244 the following described real estate situated in Shelby County, Alabama to-wit:

LOT 203, ACCORDING TO THE FINAL PLAT OF ARBOR HILL PHASE IV, AS RECORDED IN MAP BOOK 35, PAGE 52, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 3066 Arbor Bend, Hoover, Alabama 35244

Subject to:

Taxes due October 1, 2022, and thereafter

Matters as shown on record map.

Title to all minerals not owned by Grantors.

Declaration of Restrictive Covenants as recorded in Instrument 2002/13487, together with Assignment of Developers rights as recorded in Instrument 2002/30821, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Real 65, page 1; Deed Book 332, page 554 and Instrument 2004/12713 in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Real 69, page 455 and Covenants pertaining thereto as recorded in Real 69, page 458, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company, recorded in Deed Book 136, page 34; Deed Book 151, page 449; Deed Book 136, page 28 and Deed Book 108, page 363, in the Probate Office of Shelby County, Alabama.

Declaration of Covenants, Conditions and Restrictions for Arbor Hills recorded in Instrument 2003090500059578; First Amendment to Declaration recorded in Instrument 20090821000323150; Second Amendment to Declaration recorded in Instrument 20090821000323160 and Third Amendment to Declaration recorded in Instrument 20100611000186700, in the Probate Office of Shelby County, Alabama.

Powers and provisions as set out in the Articles of Incorporation of Arbor Hills Homeowners' Association Inc. as recorded in Instrument 20030905000595750, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended. Restrictive Covenants and Grant of Easement to Alabama Power Company, recorded in Instrument 20050801000383350, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said **Grantee**, her heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantors have caused this conveyance to be executed this the 8TH day of October, 2021.

**PETER C. HONTZAS as Co Personal Representative
Of the Estate of Betty Fotinos Hontzas, deceased,
Shelby County Probate Case no. PR-2021-000526**



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**TED C. HONTZAS as Co Personal Representative
Of the Estate of Betty Fotinos Hontzas, deceased,
Shelby County Probate Case no. PR-2021-000526**

**MARGO C. HONTZAS as Co Personal Representative
Of the Estate of Betty Fotinos Hontzas, deceased,
Shelby County Probate Case no. PR-2021-000526**

State of Alabama
Jefferson County

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Ted C. Hontzas, Peter C. Hontzas and Margo C. Hontzas whose names as Co Personal Representatives of the Estate of Betty Fotinos Hontzas, deceased, Shelby County Probate Case no. PR-2021-000526 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 said conveyance, they as such Co Personal Representatives and with full authority executed the same voluntarily for and the act of said Estate on the day the same bares date.

Given under my hand and seal this 8th day of October, 2021.



Notary Public
Commission Expires: 11/09/22

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway,
Suite 338
Birmingham, Al 35209
205-879-3400
File 221315

Send Tax Notice To:
Mary Patricia Topazi
3066 Arbor Bend
Hoover, Alabama 35244
11-7-26-0-009-055.000

