

20220316000108760
03/16/2022 01:05:02 PM
DEEDS 1/2

Prepared by:
David Lyon Glenn
1780 Gadsden Highway
Birmingham, AL 35235
File No: 2022-6197

Sent Tax Notice to:
Philip Mazur and Amanda Mazur
246 Spring Water Farms
Helena, AL 35022

WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS (\$195,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Nathan Antonio, an unmarried man, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Philip Mazur and Amanda Mazur, husband and wife, (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated Shelby County, Alabama to-wit:

Lot 3, according to the Survey of Spring Water Farms, as recorded in Map Book 49, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama, and in Map Book 49, Page 75, in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

This property is *not the homestead of the Grantor or his spouse as defined by the Code of Alabama.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

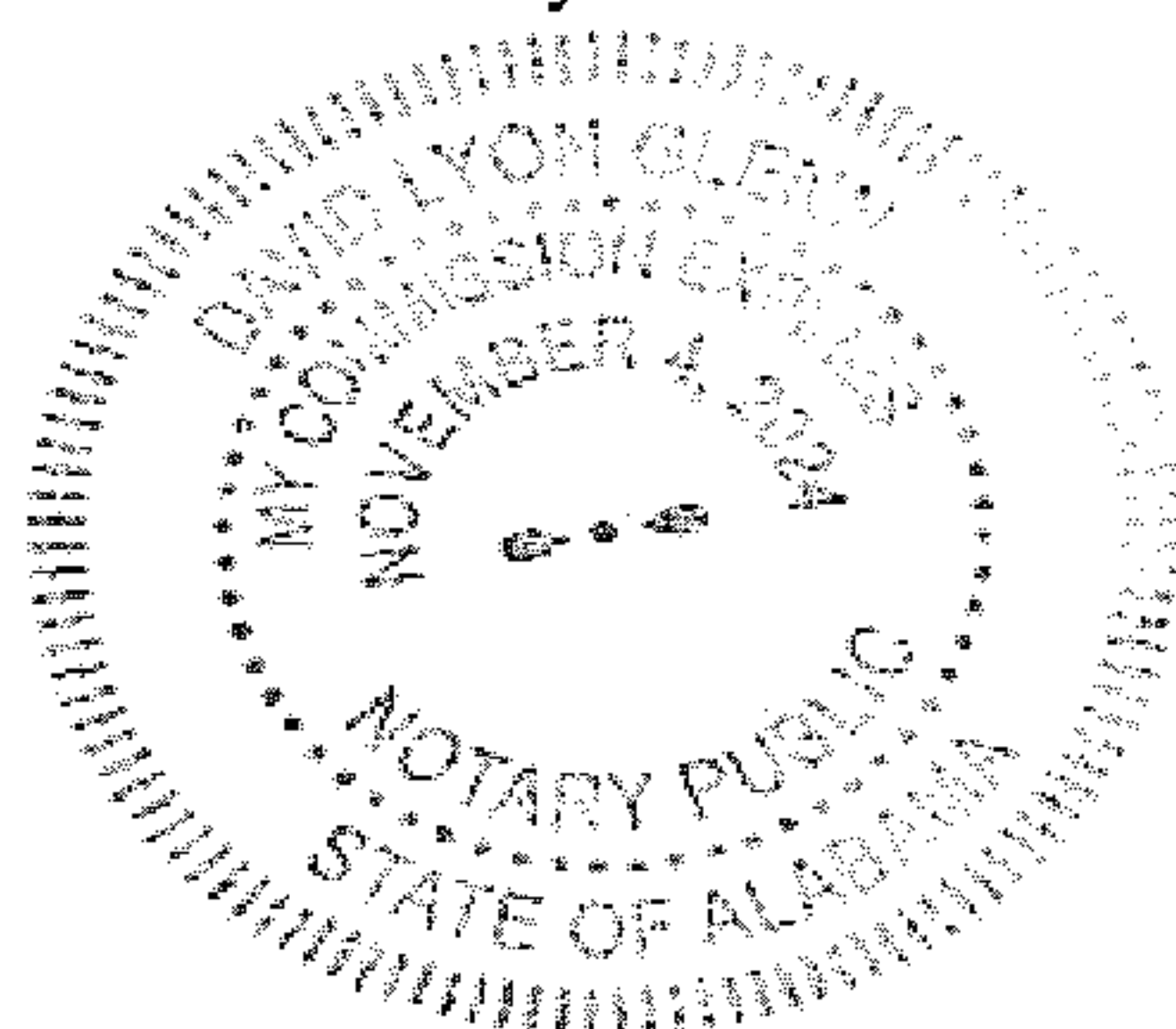
IN WITNESS WHEREOF, Nathan Antonio, we have hereunto set our hand(s) and seal(s), this the 11th day of March, 2022.

X _____
Nathan Antonio

State of Alabama
County of Jefferson

I, David Lyon Glenn, a Notary Public in and for said County in said State, hereby certify that Nathan Antonio whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this the 11th day of March, 2022.



Notary Public: David Lyon Glenn
My Commission Expires: November 4, 2024

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

Grantor's Name Nathan Antonio
 Mailing Address 300 Camp Forrest Trail
Helena, AL 35080
 Property Address 246 Spring Water Farms
Helena, AL 35022

Grantee's Name Philip Mazur and Amanda Mazur
 Mailing Address 2197 Samuel Pass
Hoover, AL 35226
 Date of Sale March 11, 2022
 Total Purchase Price \$195,000.00
 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

☐ 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).

X Date 3/16/22 Print NATHAN ANTONIO

 Unattested [Signature] Sign _____
 (verified by) (Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/16/2022 01:05:02 PM
 \$220.00 JOANN
 20220316000108760

Allen S. Bayl

Form RT-1

