

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Petrusson Properties LLC
5025 Meadow Brook Rd.
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten Dollars and No Cents (\$10.00)**, the amount of which can be verified in the **Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Justin David Petrusson, a married man, whose mailing address is:

5025 Meadow Brook Rd., Birmingham, AL 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Petrusson Properties LLC, whose mailing address is:

5025 Meadow Brook Rd., Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 706 Morning Sun Dr., Birmingham, AL 35242** to-wit:

Unit 706, in Horizon, a condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument No. 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said plan being filed for record in Map Book 28, Page 141, in the Probate Office of Association, Inc. is attached as Exhibit "D" together with an undivided interest in the common elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

Subject to: All easements, restrictions and rights of way of record.

William P. Shaw passed away on August 10, 2021, thereby severing his life estate to the above described property.

The above described property is not the homestead of the grantor herein, nor his spouse, as referenced in Code Section 6-10-2.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

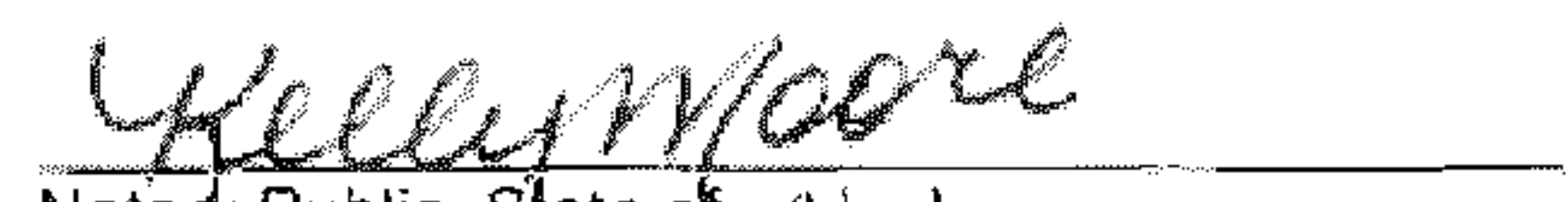
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have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

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 21st day of April, 2022.


Justin David Petrusson

State of Alabama
County of Jackson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Justin David Petrusson, a married man, whose name 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 has executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 21st day of April, 2022.


Notary Public, State of Alabama
Kelly Moore
Printed Name of Notary
My Commission Expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/04/2022 03:46:02 PM
 \$130.00 CHERRY
 20220504000183540

Allen S. Boyd

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>Justin David Petrusson</u>	Grantee's Name	<u>PetrussonProperties LLC</u>
Mailing Address	<u>5025 Meadow Brook Rd.</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>5025 Meadow Brook Rd</u> <u>Birmingham, AL 35242</u>
Property Address	<u>706 Morning Sun Dr.</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>4/21/2022</u>
		Total Purchase Price	\$ <u> </u>
		or	
		Actual Value	\$ <u> </u>
		or	
		Assessor's Market Value	\$ <u>101,800.00</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 checked="" type="checkbox"/> Other Tax Assessor's Value
<input 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 4/26/22

Print Justin David Petrusson

Unattested

(verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one