

20220606000224660
06/06/2022 08:10:17 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Michael Vasilou and Ashlyn Vasilou

~~7013 Bradstock Court
Birmingham, Alabama 35242~~

11 Pinehurst Garden
Shoal Creek, AL 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Seven Hundred Fifteen Thousand dollars & no cents (\$715,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

April Michelle Valentz and Ryan Valentz, wife and husband

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Michael Vasilou and Ashlyn Vasilou

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 33, ACCORDING TO THE MAP AND SURVEY OF GREYSTONE, 7TH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 19, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any


Mineral and mining rights, if any.


Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 19, Page 121.

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 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 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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **May 27, 2022.**

 (Seal)
April Michelle Valentz

 (Seal)
Ryan Valentz

STATE OF ALABAMA

WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP

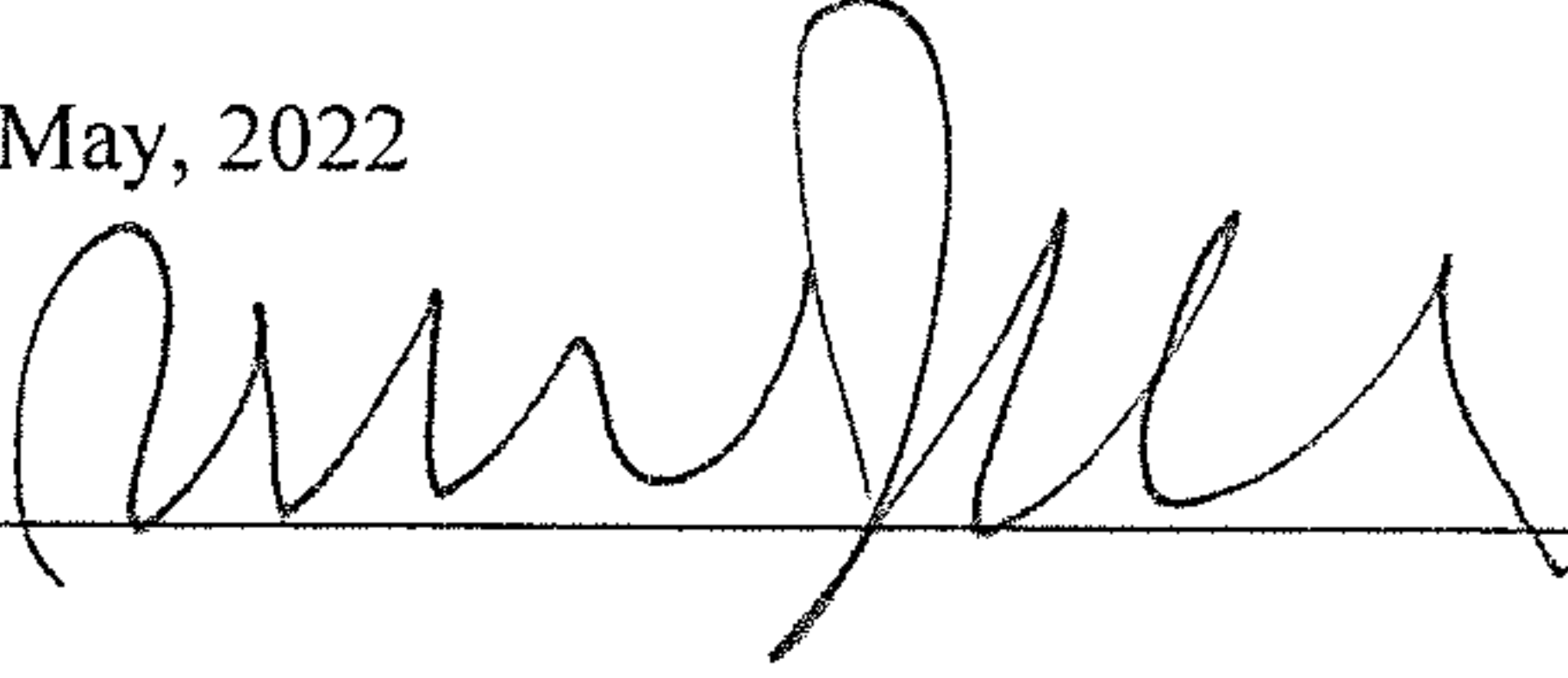
CBT File #2205104

General Acknowledgement

JEFFERSON COUNTY

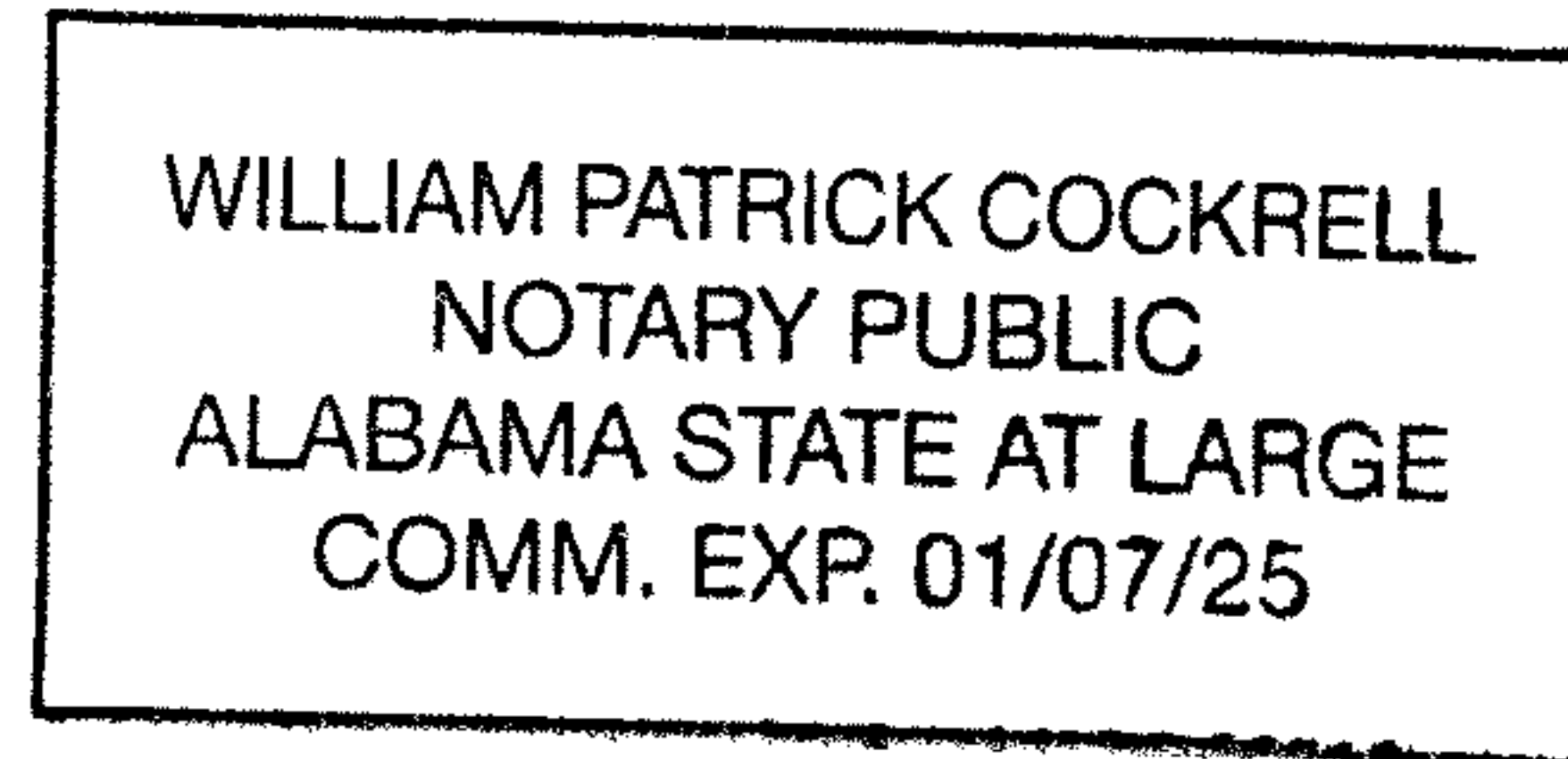
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **April Michelle Valentz and Ryan Valentz, wife and husband**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May, 2022

Notary Public. 

(Seal)

My Commission Expires: _____



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name April Michelle Valentz and Ryan Valentz

Grantee's Name Michael Vasilou and Ashlyn Vasilou

Mailing Address 3754 Abbeyglen Way Birmingham, Alabama 35226

Mailing Address

11 Pinhurst Garden Shoal Creek, AL

Property Address 7043 Bradstock Court, Birmingham, Alabama 35242

Date of Sale 05/27/2022

35242

Total Purchase Price \$715,000.00

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
X Sales Contract
Closing Statement

- Appraisal
Other

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 5/27/22

Print Michael Vasilou

William Paul Cochran

Unattested

(verified by) [Signature]

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) Circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2022 08:10:17 AM
\$743.00 CHERRY
20220606000224660

Allie S. Boyd