
GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Constantine Sarris, a married man, and his wife, Styliani Sarris (formerly known as Styliani Summers)** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Maury Garrett, an unmarried man** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Land in Shelby County, Alabama, being Lot No. 8, according to survey of Dearing Downs, 10th Addition, of record in Map Book 14, Page 86, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Constantine Sarris and Styliani Summers, as joint tenants with rights of survivorship, by Warranty Deed from Taylor Evans and Michelle Evans, husband and wife, dated September 18, 2020, of record in Instrument No. 20200924000428190, in the Probate Office for Shelby County, Alabama.

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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21 day of May, 2024

Property Address: 1632 Keeneland Drive, Helena, AL 35800

Constantine Sarris
Constantine Sarris

Styliani Sarris
Styliani Sarris

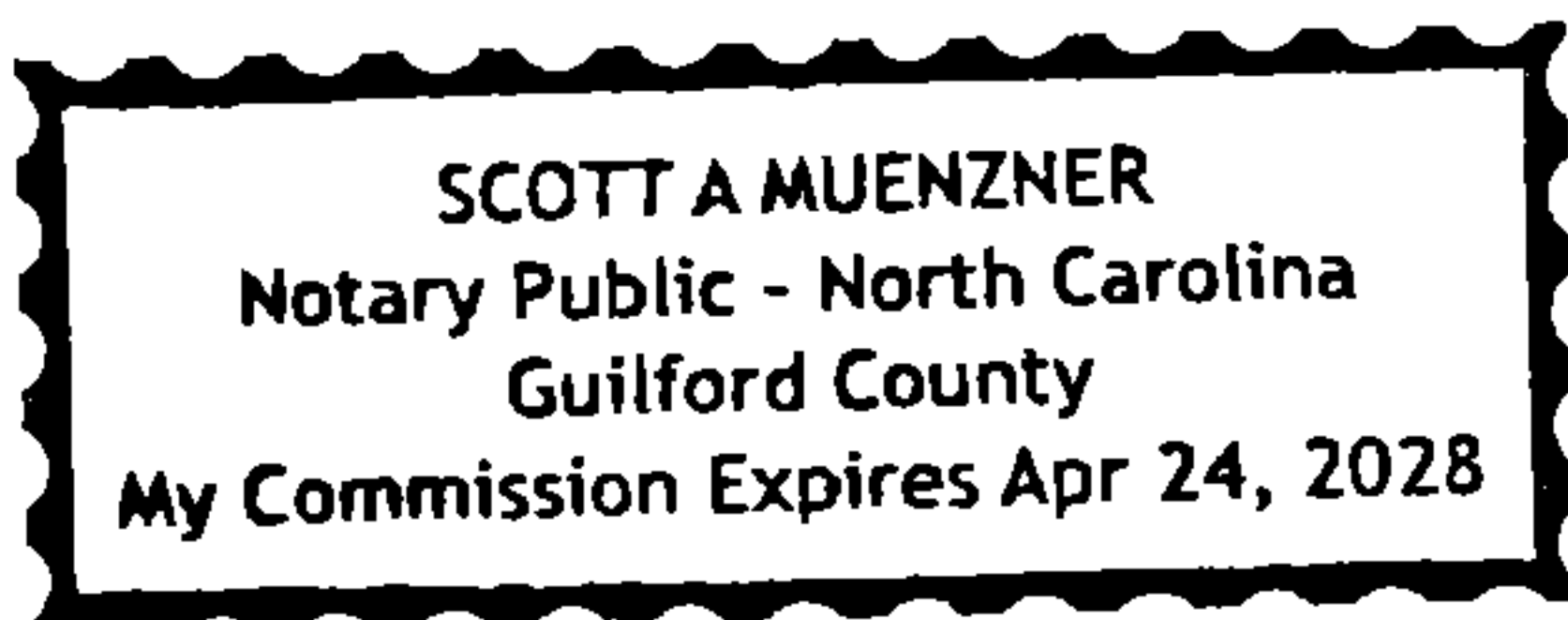
NORTH CAROLINA)
STATE OF ~~ALABAMA~~)

Forsyth COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Scott A Muenzner, a Notary Public in and for said County, in said State, hereby certify that **Constantine Sarris**, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May, 2024.



Scott A Muenzner
NOTARY PUBLIC

My Commission Expires: April 24, 2028

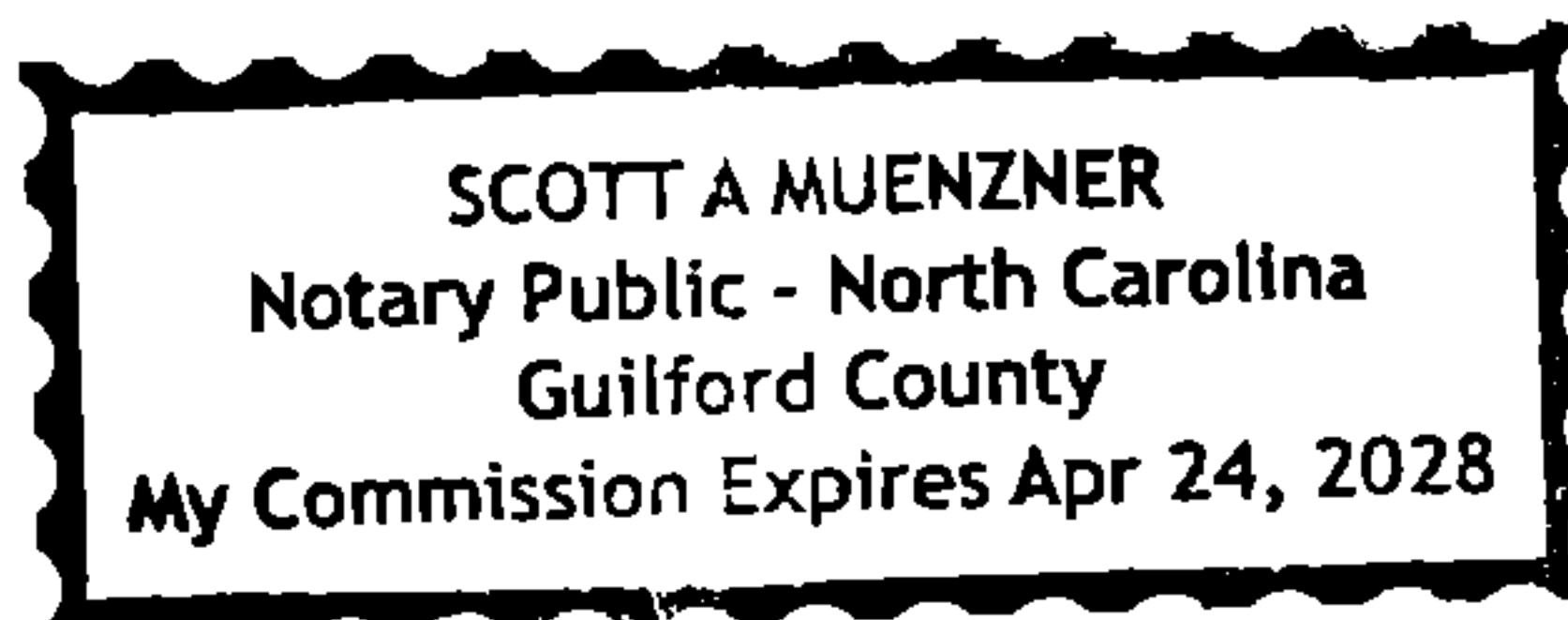
NORTH CAROLINA)
STATE OF ~~ALABAMA~~)

Forsyth COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Scott A Muenzner, a Notary Public in and for said County, in said State, hereby certify that **Styliani Sarris**, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May, 2024.



Scott A Muenzner
NOTARY PUBLIC

My Commission Expires: April 24, 2028

THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330

Real Estate Sales Validation Form

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

Grantor's Name	Constantine Sarris, Styliani Sarris	Grantee's Name	Maury Garrett
Mailing Address	137 Palomino Drive King, NC 27021	Mailing Address	1632 Keeneland Drive Helena, AL 35080
Property Address	1632 Keeneland Drive Helena, AL 35080	Date of Sale	05/24/2024
		Total Purchase Price	\$340,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ 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.

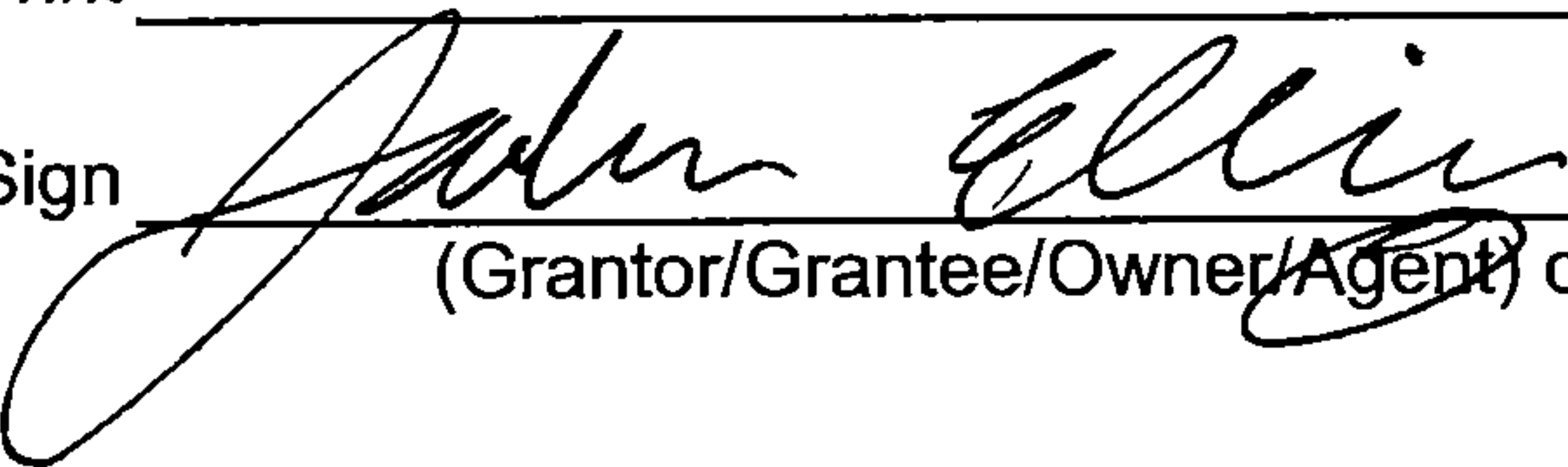
Date of Sale - the date on which interest to the property was conveyed.

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).

Date	05/24/2024	Print	John Ellison
☐ Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/29/2024 08:04:47 AM
\$30.00 BRITTANI
20240529000158260

Allen S. Bayl