

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
Kendall W. Maddox  
Kendall Maddox & Associates, LLC  
2550 Acton Road, Ste 210  
Birmingham, AL 35243

Send Tax Notice To:  
Max Bahos and Nancy W. Bahos  
313 Bradberry Lane  
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

MAXWELL D. BAHOS, A MARRIED MAN, AND NICHOLAS W. BAHOS, AN UNMARRIED MAN

(herein referred to as Grantor, whether one or more), grants, bargains, sells, and conveys unto

MAX BAHOS, NANCY W. BAHOS, AND NICHOLAS W. BAHOS

(herein referred to as Grantee, whether one or more), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 76A, according to the Final Plat of the Residential Subdivision Inverness Cove Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heir and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20 day of September, 2024.

MAXWELL D. BAHOS

NICHOLAS W. BAHOS

STATE OF ALABAMA )  
JEFFERSON COUNTY )

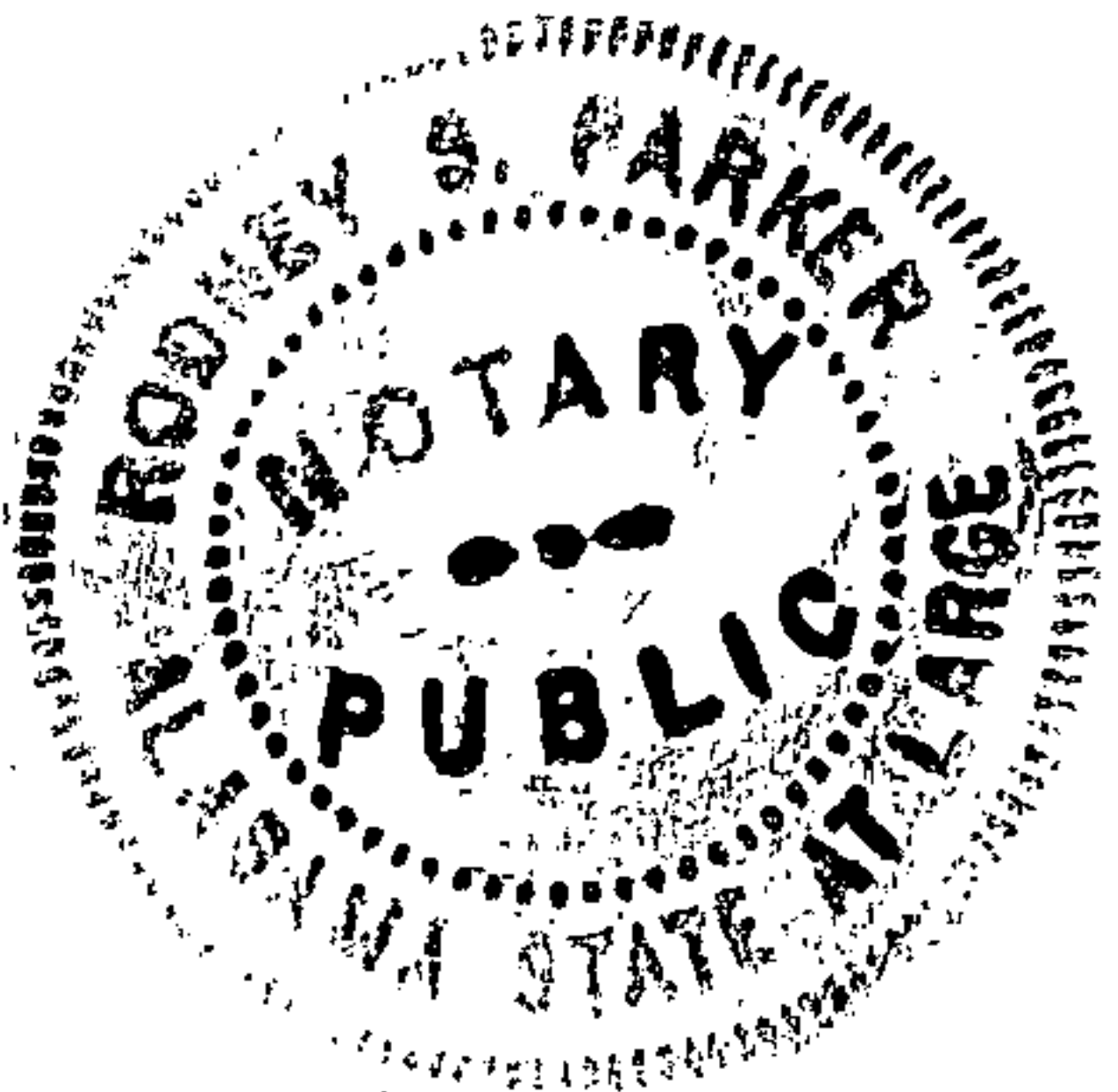
GENERAL ACKNOWLEDGEMENT:

I, Rodney S. Parker, a Notary Public in and for said County, in said State, hereby certify that Maxwell D. Bahos, a married man, and Nicholas W. Bahos, an unmarried man, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 20 day of September, 2024.

Notary Public

My Commission Expires: 11-27-2027





# REAL ESTATE SALES VALIDATION FORMS



20241008000315250 2/2 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/08/2024 12:07:16 PM FILED/CERT

**THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1**

GRANTOR NAME(S): Maxwell D. Bahos and Nicholas W. Bahos  
MAILING ADDRESS: 313 Bradberry Lane  
Birmingham, AL 35242  
PROPERTY ADDRESS: 1230 Inverness Cove Way  
Birmingham, AL 35242

GRANTEE NAME(S): Max Bahos, Nancy W. Bahos, and Nicholas W. Bahos  
MAILING ADDRESS: 313 Bradberry Lane  
Birmingham, AL 35242  
DATE OF SALE: 9.28.24  
TOTAL PURCHASE PRICE: \$ 10,000.00  
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  
☐ 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 property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 9.28.24  
\_\_\_\_\_  
Unattested  
(verified by)

Print: Maxwell D. Bahos  
\_\_\_\_\_  
Sign: [Signature]  
(Grantor/Grantee/Owner/Agent)