



PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO REPRESENTATIONS NOR GUARANTEES THERETO.

This instrument was prepared by:

Jack T. Carney, Esq.
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Birmingham, Alabama 35243
(205) 802-0696

SEND TAX NOTICE TO:

Jeannette Soteropoulos, Trustee
7029 Inverness Green Ln
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeannette F. Soteropoulos, an unmarried woman**, hereinafter referred to as "Grantor," does hereby grant, bargain, sell, and convey unto, **Jeanette Marie Ferriell Soteropoulos, as Trustee of the Jeanette Marie Ferriell Soteropoulos Management Trust, dated April 26, 2017**, hereinafter referred to as "Grantee," all of her right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Lot 19, according to the Survey of Inverness Green, as recorded in Map Book 21, Page 6, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

The Property is the homestead of Grantor.

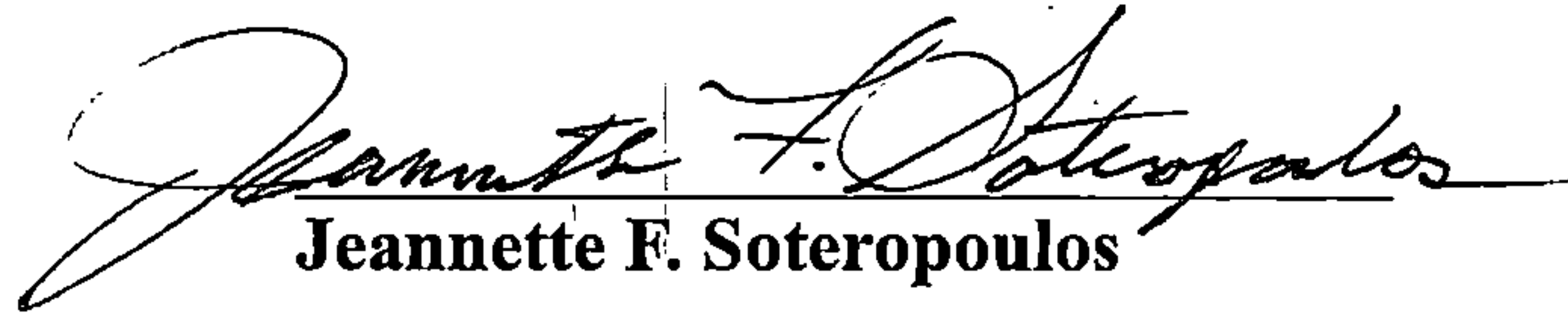
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for the Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that the Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has good right to sell and convey the same as aforesaid; that the Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.



20250625000193020 2/3 \$446.00
Shelby Cnty Judge of Probate, AL
06/25/2025 10:24:55 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 18th day of JUNE, 2025.

GRANTOR:


Jeannette F. Soteropoulos

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeannette F. Soteropoulos, an unmarried woman**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day 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 the 18th day of June, 2025.


NOTARY PUBLIC

My Commission Expires: 07/25/2028





20250625000193020 3/3 \$446.00
Shelby Cnty Judge of Probate, AL
06/25/2025 10:24:55 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jeannette F. Soteropoulos
Mailing Address 7029 Inverness Green Ln
Birmingham, AL 35242

Grantee's Name Jeannette Marie Ferriell Soteropoulos,
Mailing Address Trustee
7029 Inverness Green Ln
Birmingham, AL 35242

Property Address 7029 Inverness Green Ln
Birmingham, AL 35242

Date of Sale 6/18/2025

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 417,900.00

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 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 6/19/2025

Print Jack T. Canney

Unattested _____
(verified by)

Sign Jack T. Canney
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1