Prepared by: JUL ANN McLEOD, Esq. McLeod & Associates, LLC 1980 Braddock Drive Hoover, AL 35226

Send Tax Notice to: Paul Pappanastos & Julie Pappanastos 632 Springbank Terrace Birmingham, AL 35242

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STATE OF ALABAMA	
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINE HUNDRED FORTY-EIGHT THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$948,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, FRANCISCO C. GONZALEZ, III, and KATHRYN R. GONZALEZ, co-Trustees under the FKG-CFN LIVING TRUST, dated March 25, 2010, and any amendments thereto (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, PAUL PAPPANASTOS and JULIE PAPPANASTOS (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 908, according to the Survey of Greystone Legacy, 9th Sector, as recorded in Map Book 32, Page 44 A & B, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$948,900.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 8th day of October, 2025.

FRANCISCO & GONZALEZ, III, as co-Trustee

KATHRYN R. GONZALEZA as co-Trustee

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that FRANCISCO C. GONZALEZ, III, and KATHRYN R. GONZALEZ, co-Trustees under the FKG-CFN LIVING TRUST, dated March 25, 2010, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as said co-Trustees, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of October, 2025.

NOTARY PUBLIC

My commission expires:

Notary Public, Alabama State at Large
Malcolm/Stewart McLeod

Expires 8/15/2026

## Real Estate Sales Validation Form

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

-	FRANCISCO C. GONZALEZ, III,					
	Trustee and KATHRYN R.		PAUL PAPPANAŞTQŞ and JULIE			
Grantor's Name	GONZALEZ, Trustee	Grantee's Na	Grantee's Name <u>PAPPANASTOS</u>			
Mailing Address	632 SPRINGBANK TERRACE	Mailing Addre	ess632 SPRINGBANK TERRACE			
	BIRMINGHAM, AL 35242		BIRMINGHAM, AL 35242			
Property Address	632 SPRINGBANK TERRACE	Date of S	aleOctober 8, 2025			
	BIRMINGHAM, AL 35242	_ Total Purchase Pr	ice <b>\$94</b> 8.900.00			
		ОГ				
		Actual Value	\$			
		ог	<u> </u>			
		Assessor's Market Va	lue <u>\$</u>			
	e or actual value claimed on this form of documentary evidence is not require		ing documentary evidence: (check			
Bill of Sale		Appraisal				
Sales Contract		Other				
X Closing State						
If the conveyance of this form is not a	_	ontains all of the required in	nformation referenced above, the filing			
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 <u>Code of Alabama 1975</u> § 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	October 8,	<u>2025</u>	Print_	Malcolm S. McLeod
	_Unattested		Sign_	
		(verified by) Filed and Recorded		Grantor/Grantee/Owner/Agent) circle one
S20		Official Public Records		
		Judge of Probate, Shelby County Alabama,	County	
المحمر ال		Clerk		
نم کی		Shelby County, AL		
<b>/</b> √-√/		10/10/2025 08:05:47 AM		
TRAN		\$977.00 JOANN	^	

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