

THIS INSTRUMENT WAS PREPARED BY:
ELLIS. HEAD, OWENS & JUSTICE
P O BOX 587
COLUMBIANA, AL 35051

TAX NOTICE TO:
Horace E. & Amelia E. Lawley
127 Heritage Trace Pkwy
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Three Hundred Twenty Seven Thousand Four Hundred Fifty and No/100 Dollar (\$327,450.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **THE CITIZENSHIP TRUST**, a public corporation of the State of Alabama (herein referred to as grantor) does grant, bargain, sell and convey unto **HORACE E. LAWLEY, JR. AND AMELIA E. LAWLEY**, (herein referred to as GRANTEE) for and during their joint lives 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**, described as follows:

Lot 67, according to the Map of Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 34, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to taxes 2017 and subsequent years, easements, restrictions, rights of way and permits of record.

It is intended to convey all real property or any interest therein which is owned by Grantor which is contiguous to the property above described property.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has, by its authorized officer hereunto set its hand and seal, this 26th day of April, 2017..



20170426000143780 1/2 \$345.50
Shelby Cnty Judge of Probate, AL
04/26/2017 03:10:35 PM FILED/CERT

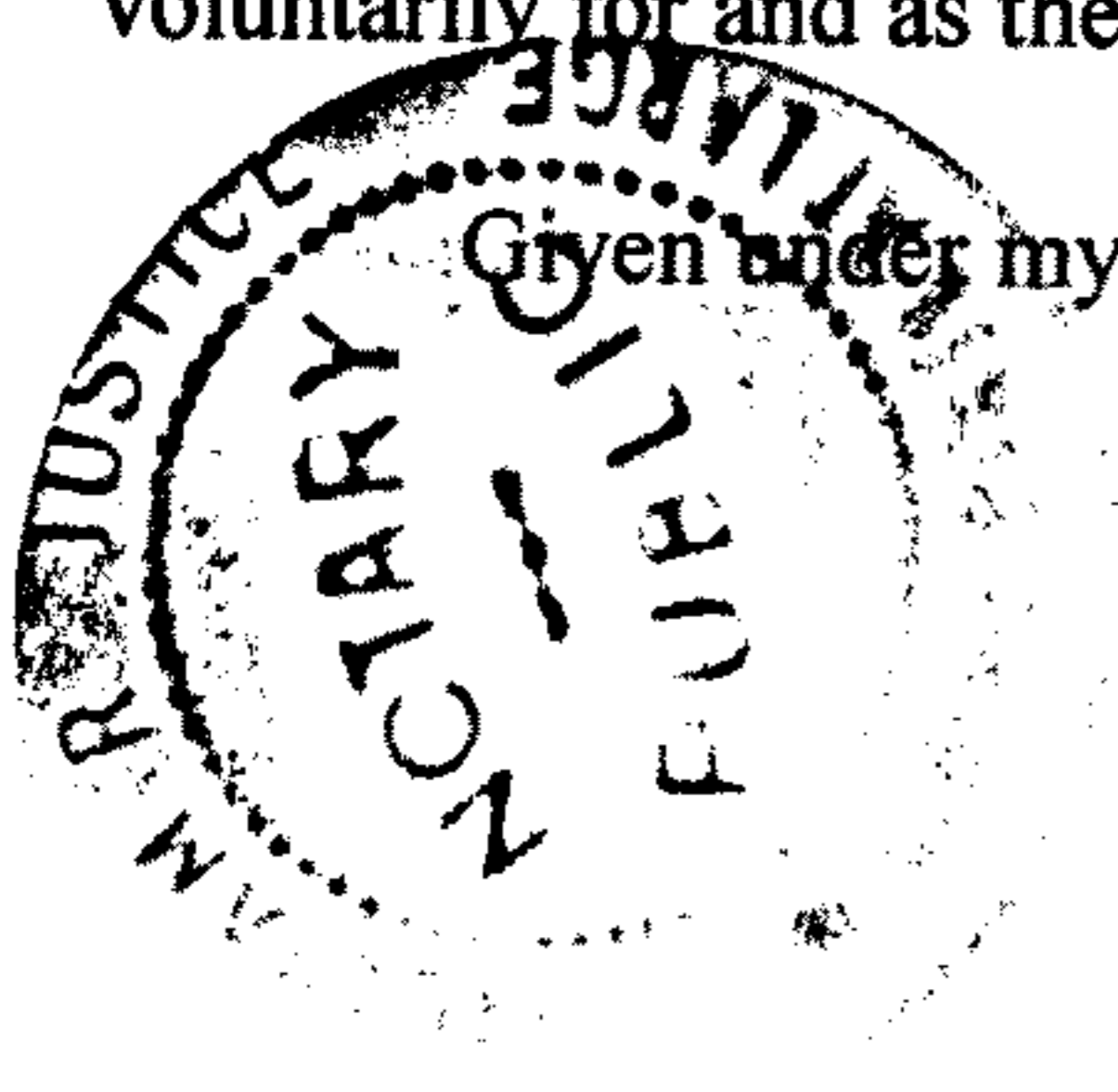
THE CITIZENSHIP TRUST,
a public corporation of the State of Alabama

BY: *Thomas G. Walker, Jr.*
Thomas G. Walker, Jr.,
Its: **Executive Director**

Shelby County, AL 04/26/2017
State of Alabama
Deed Tax: \$327.50

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas G. Walker, whose name as Executive Director of The Citizenship Trust, a public corporation of the State of Alabama, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.



Given under my hand and official seal, this the 26th day of April, 2017.

Muller R. Jester
Notary Public
My Commission Expires 9-11-19

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : The Citizenship Trust
Mailing Address P O Box 6
Montevallo, AL 35115

Grantee's Name: Horace E. Lawley, Jr. & Ameila E. Lawley
Mailing Address: 127 Heritage Trace Pkwy
Motnevallo, AL 35115

Property Address: 127 Heritage Trace Pkwy

Date of Sale 4-26-17
Total Purchase Price \$ 327,450.0
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 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 4-26-17

Sign By - [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Thomas B. Walker, Jr. CEO

☐ Unattested

(Verified by)

Form RT-1

