

**After Recording Send Tax Notice To:**

Jeanne Trammell

481 H. Handell Dr

Birmingham, AL 35244

**WARRANTY DEED**

TITLE OF DOCUMENT

STATE OF ALABAMA

Know all men by these presents:

SHELBY COUNTY

For good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **EARL T. WALLER**, (herein referred to as Grantor), who certifies that the property conveyed hereby constitutes my homestead, grants, bargains, sells and conveys unto **TRAM, LLC, an Alabama limited liability company**, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

**Lot 30, according to the final plat of Linwood Estates,  
as recorded in Map Book 11, Page 45, in the probate  
office of Shelby County, Alabama.**

And being the same property whose street address is 5173 Caldwell Mill Road, Birmingham, Alabama, and was conveyed unto the Grantor and wife Shirley P. Waller JTWROS by Shirley P. Waller, by deed dated July 29, 1999, and recorded in the Probate Office of Shelby County, Alabama as Instrument 1999-33685.

**THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.**


To have and to hold to the said grantee and it's assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record.

AND I, do for myself, covenant with the said Grantee and it's assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee and it's assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **EARL T. WALLER** has hereunto set his hand and seal, this 30<sup>th</sup> day of August 2017.

Shelby County, AL 09/14/2017  
State of Alabama  
Deed Tax: \$207.50

  
20170914000334970 1/3 \$228.50  
Shelby Cnty Judge of Probate, AL  
09/14/2017 12:35:16 PM FILED/CERT

*Earl T. Waller by Jeanne Trammell, his agent*  
EARL T. WALLER by JEANNE TRAMMELL, his AGENT

STATE OF ALABAMA

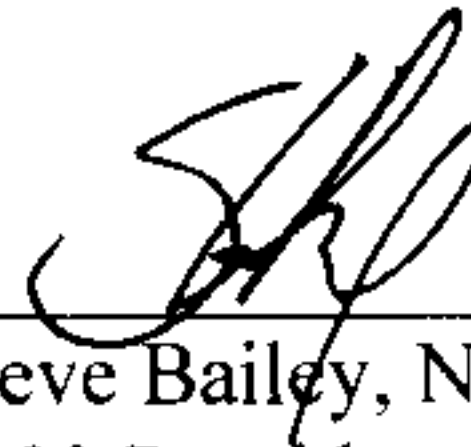
General Acknowledgement

COUNTY OF SHELBY

I, Steve Bailey, a Notary Public in and for said State, hereby certify that **JEANNE TRAMMELL**, as agent for **EARL T. WALLER** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

NOTARY STAMP / SEAL

Given under my hand and official seal of office  
this 30<sup>th</sup> day of August 2017.




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Steve Bailey, Notary Public  
2100 Providence Park, Suite 200  
Birmingham, AL 35242  
My commission expires 05/13/2018

**This Document Prepared By:**

Steve Bailey  
ELDER LAW FIRM OF STEVE BAILEY  
2100 Providence Park, Suite 200  
Birmingham, AL 35242  
256-263-5060



20170914000334970 2/3 \$228.50  
Shelby Cnty Judge of Probate, AL  
09/14/2017 12:35:16 PM 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 Earl T. Waller
Mailing Address 481 Hillandell Dr
Birmingham, AL 35244

Grantee's Name TRAM, LLC
Mailing Address 481 Hillandell Dr
Birmingham, AL 35244

Property Address 5173 Caldwell Mill Road
Birmingham, AL 35244

Date of Sale 08/30/2017
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 207,300

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).

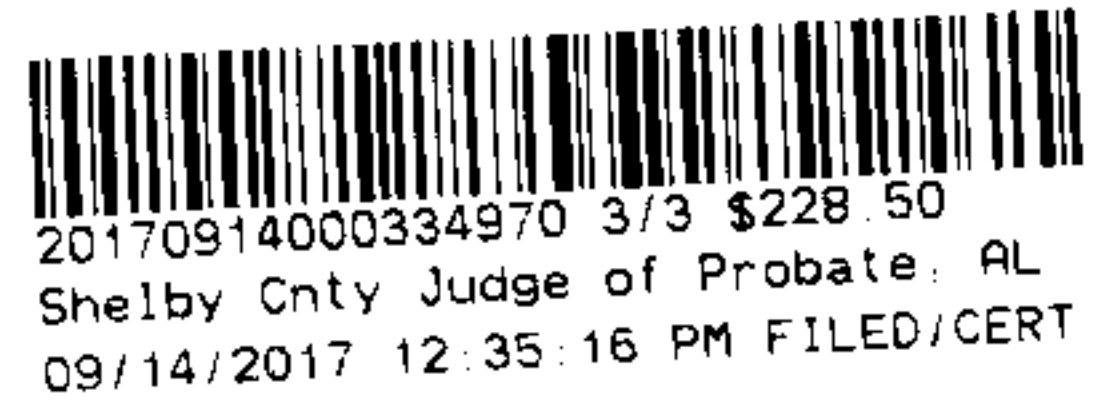
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 078/30/2017

Print Jeanne Trammell

Unattested

Sign Earl T Waller by Jeanne Trammell Agent
(Grantor/Grantee/Owner/Agent) circle one



fied by)