Send Tax Notice To: Angela Fagan Meshad Management Trust

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: MV-18-24601

2935 Fallbrock Lane San Diego, CA 92117

WARRANTY DEED

State of Alabama

Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Ten Thousand Dollars and No Cents (\$210,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Theresa Renee Williams, a married woman, Timothy Ross Windham, a single man and Crystal Ruth Samuels, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Angela Fagan Meshad Management Trust, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 5, of Walters Cove, Third Sector, as recorded in Map Book 5, Page 71, in the Office of the Probate Judge of Shelby County, Alabama.

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantors herein are all the heirs at law of Dinah G. Carroll, having died on or about 🔌 🗀 🗥 🕹 🗟 . Property constitutes no part of the homestead of Grantors herein or their spouses.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of April,

∓herésa Renee Williams

Ruth Samuels

ر2018

Timothy Ross Windham

1 BIPANI LUND Windham Attanay in Fact By Breana Lynn Windham

Shelby Cnty Judge of Probate: AL

05/01/2018 01:00:20 PM FILED/CERT

Attorney in Fact

Shelby County, AL 05/01/2018 State of Alabama

State of Alabama

Deed Tax: \$210.00

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Theresa Renee Williams, Breana Lynn Windham as Attorney in Fact for Timothy Ross Windham and Crystal Ruth Samuels, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April,

Notary Rublic, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

Real Estate Sales Validation Form

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

Grantor's Name	Theresa Renee Williams Timothy Ross Windham	Grantee's Name	Angela Fagan Meshad Management Trust
	Crystal Ruth Samuels		2935 Fallbrock Lane
Mailing Address	6449 Arberta Cult Brieze Fla	Mailing Address	
	Culf Boreze Fla	32563	<u>, </u>
Proporty Addrose	7 V 488 Highwoy 416	Data of Sala	April 20, 2019
Property Address	488 Highway 416 Wilsonville, AL 35186	Total Purchase Price	April 30, 2018 \$210,000,00
	***************************************	or	Ψ2 10,000.00
		Actual Value	
		or	
		Assessor's Market Value	
•	·		ng documentary evidence: (check
Closing St	atement	·	
If the conveyance of this form is not re		contains all of the required in	formation referenced above, the filing
	In	structions	
O	d		
current mailing add	•	or the person or persons co	nveying interest to property and their
Grantee's name an conveyed.	d mailing address - provide the name	e of the person or persons to	· · · · · · · · · · · · · · · · · · ·
Property address -	the physical address of the property	being conveyed, if available.	20180501000146970 2/2 \$229 00
Date of Sale - the	late on which interest to the property	was conveyed.	Shelby Cnty Judge of Probate, AL 05/01/2018 01:00:20 PM FILED/CERT
Total purchase price the instrument offer	e - the total amount paid for the purc red for record.	hase of the property, both rea	al and personal, being conveyed by
	property is not being sold, the true vered for record. This may be evidence market value.	- ' '	· · · · · · · · · · · · · · · · · · ·
valuation, of the pro		cial charged with the respons	market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h).
	of my knowledge and belief that the that any false statements claimed on 975 § 40-22-1 (h).		
Date <u>April 25, 2018</u>	}	Print Theresa Renee	Williams
Unattested		Sign + 0/1/1605	Kener William
	(verified by)	(Grantor/C	Grantee/Owner/Agent) circle one