

SEND TAX NOTICE TO:
Holly Fairbanks McIlwain and James W. McIlwain Jr
270 Doug Baker Blvd, Suite 270-264
Birmingham, AL 35242

This Instrument was prepared by:
Holly Fairbanks McIlwain
5533 Lakes Edge Dr
Hoover, AL 35242

WARRANTY DEED JOINT TENANTS
WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY


Know all men by these presents, that in consideration of ONE DOLLAR(S) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, HOLLY LYNN FAIRBANKS KNOWN ALSO AS HOLLY FAIRBANKS MCILWAIN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto HOLLY FAIRBANKS MCILWAIN AND JAMES W. MCILWAIN JR. (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to wit:

Lot 59, according to the Amended Map of Greystone Highlands, Phase 2, as recorded in Map Book 19, Page 25, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein: in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

Shelby County, AL 01/03/2020
State of Alabama
Deed Tax: \$100.50


20200103000005920 1/3 \$128.50
Shelby Cnty Judge of Probate, AL
01/03/2020 01:41:45 PM FILED/CERT


IN WITNESS WHEREOF, Holly Fairbanks McIlwain have hereunto set my hand(s) and seal(s), this 2 day of January, 2020.



HOLLY FAIRBANKS MCILWAIN

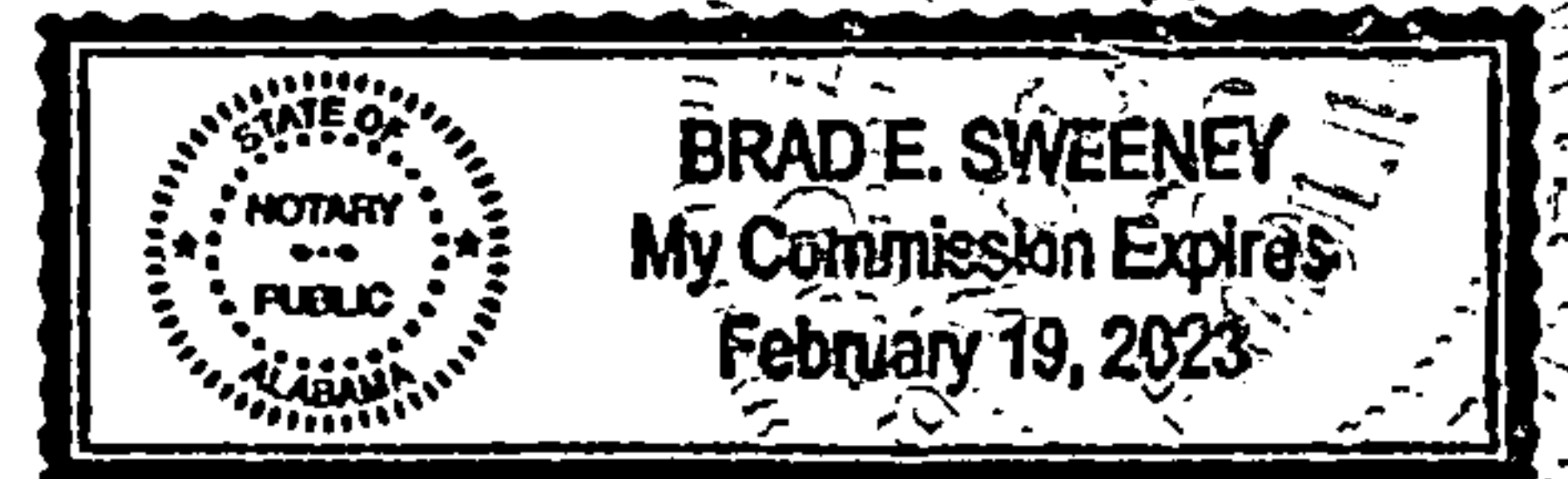
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HOLLY FAIRBANKS MCILWAIN whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of January, 2020.


Notary Public
My Commission Expires: 02/19/2023


20200103000005920 2/3 \$128.50
Shelby Cnty Judge of Probate, AL
01/03/2020 01:41:45 PM FILED/CERT


BRAD E. SWEENEY
My Commission Expires
February 19, 2023

Real Estate Sales Validation Form

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

Grantor's Name Holly Fairbanks M^{rs} Ilwain
Mailing Address 270 Doug Baker Blvd
Suite 700-264
Birmingham, AL 35242

Grantee's Name James W. M^{rs} Ilwain, Jr.
Mailing Address 270 Doug Baker Blvd
Suite 700-264
Birmingham, AL 35242

Property Address 845 Greystone Highlands Drive
Birmingham, AL 35242

Date of Sale Jan. 3, 2020

Total Purchase Price \$
or
Actual Value \$

Assessor's Market Value \$ 200,600 / 2 = \$100,300

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 Jan. 3, 2020

Print James W. M^{rs} Ilwain, Jr.

Unattested

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

