

20200406000133470

04/06/2020 02:37:00 PM

DEEDS 1/3

Send tax notice to:

DAVID & PENNY BILLINGS
1312 BERWICK DR
BIRMINGHAM, AL 35242
CUL2000071

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Julia A. Narz, Trustee, or her successors in trust, under the Marvin Narz Family Trust dated February 18, 1997** (hereinafter referred to as "Grantor"), by **David Sanford Billings and Penny Billings** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 56, according to the Survey of First Addition to Greystone Ridge Garden Homes, as recorded in Map Book 16 Page 32, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

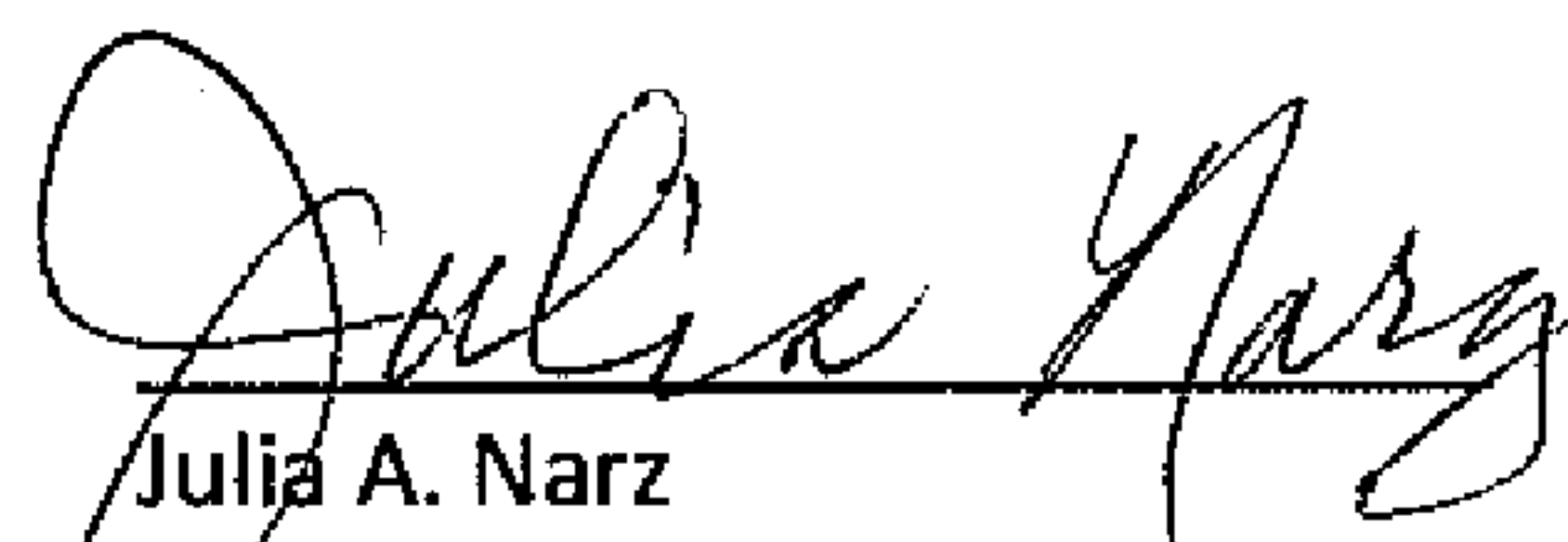
\$211,105.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Julia A. Narz, Trustee, or her successors in trust, under the Marvin Narz Family Trust dated February 18, 1997 has hereunto set her signature(s) and seal(s) on March 23, 2020.

Julia A. Narz, Trustee, or her
successors in trust, under the
Marvin Narz Family Trust dated
February 18, 1997


Julia A. Narz

STATE OF ALABAMA

COUNTY OF Sellers

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julia A. Narz, Trustee, or her successors in trust, under the Marvin Narz Family Trust dated February 18, 1997, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of March, 2020.




Notary Public

Print Name: Matthew T Kidd

Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name JULIA A. NARZ Grantee's Name DAVID & PENNY BILLINGS
 Mailing Address 5408 QUEENSFERRY Mailing Address 1312 BERWICK DR
CT., BIRMINGHAM, BIRMINGHAM, AL
AL 35242 35242

Property Address 1312 BERWICK DR Date of Sale 3-23-20
BIRMINGHAM, AL Total Purchase Price \$ 215,000.00
35242 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 _____

Print _____

☒ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/06/2020 02:37:00 PM
 \$32.00 MIST
 20200406000133470

Allen S. Bayl