

This instrument prepared by:
Michael Galloway
300 Office Park Drive
Birmingham, Al 35223

SEND TAX NOTICE TO:
Carrie J. M. Chusid Living Revocable Trust
259 Creekside Lane
Pelham, AL 35124

GENERAL WARRANTY DEED

20210810000389400
08/10/2021 02:59:26 PM
DEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Eighty Five Thousand Dollars And No/100 Dollars (\$285000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Gloria C. Hudson, an unmarried woman and The Estate of Richard F. Paxton, deceased, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Carrie J. M. Chusid Living Revocable Trust (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 190, according to the Map and Survey of Holland Lakes, Sector 3, as recorded in Map Book 37, Page 85, as, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions, and Restrictions executed by the Grantor and filed for record as Instrument # 20050425000196100, in the Probate Office of Shelby County, Alabama (the "Declaration").

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30th day of July, 20 21.

Gloria C. Hudson
Gloria C. Hudson

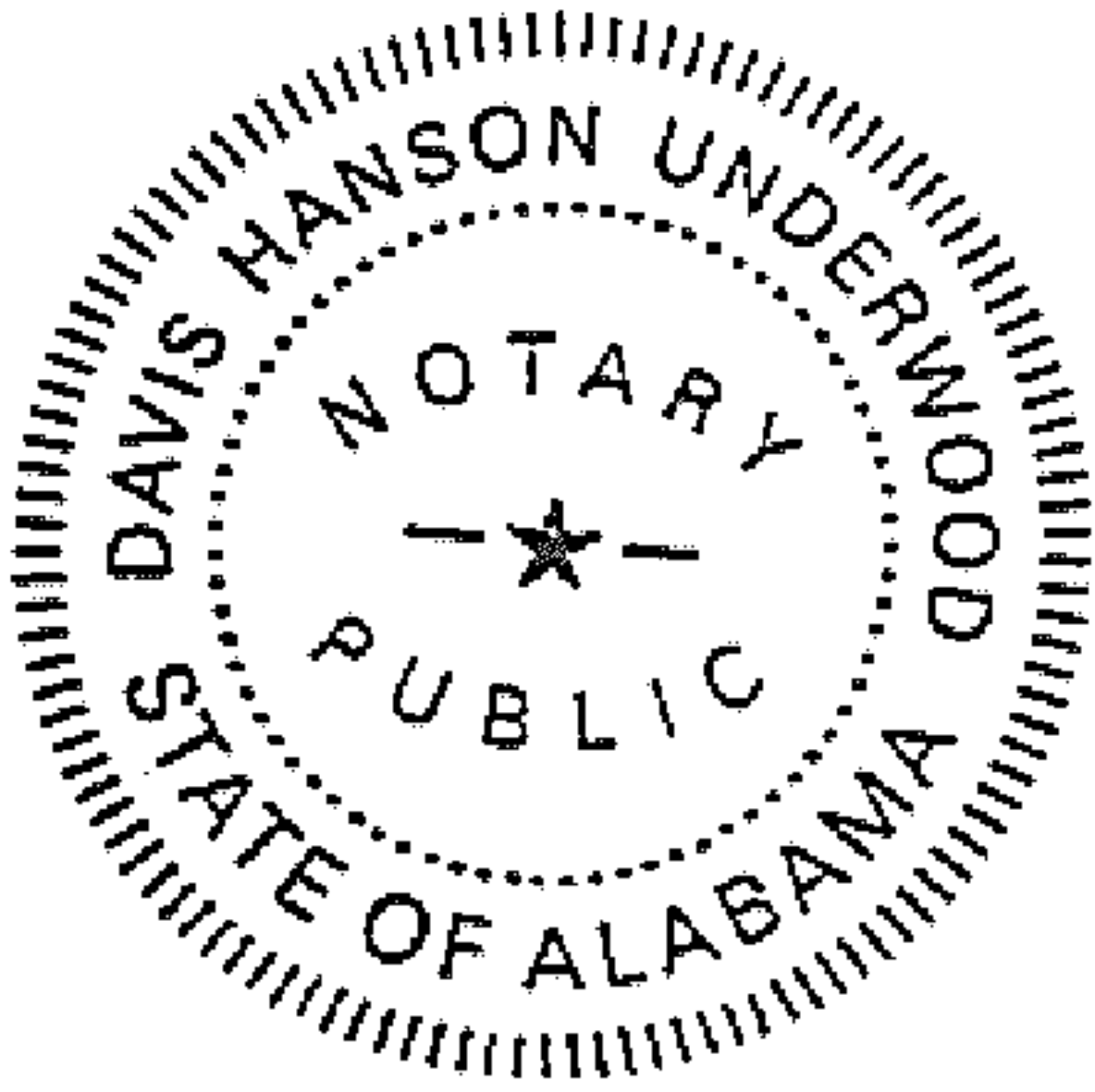
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gloria C. Hudson 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 on this 30th day of July, 20 21.

Notary Public
My commission expires:

My Commission Expires:
July 24, 2023



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30th day of July, 20 21.

The Estate of Richard F. Paxton

BY: [Signature]
Janel E. Holcomb
Personal Representative

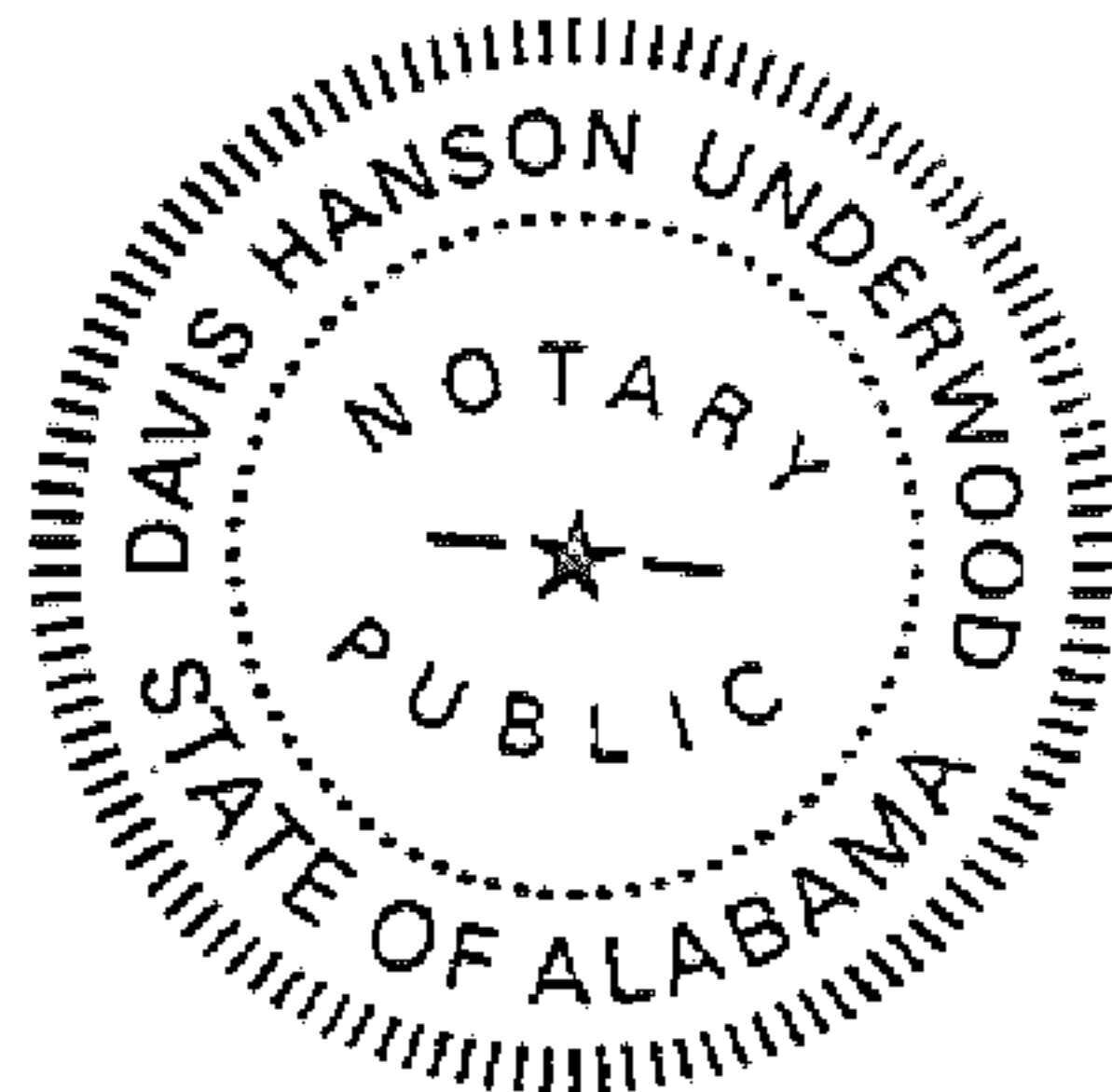
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janel E. Holcomb whose name as Personal Representative of the Estate of Richard F. Paxton is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily and in their capacity on the day the same bears date.

Given under my hand and official seal on this 30th day of July, 20 21.
[Signature]

Notary Public
My commission expires:

My Commission Expires:
July 24, 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	The Estate of Richard F. Paxton, deceased	Grantee's Name	Carrie J. M. Chusid Living Revocable Trust
Mailing Address	259 Creekside Lane Pelham, AL 35124	Mailing Address	<u>259 Creekside Lane</u> <u>Pelham, AL 35124</u>
Property Address	259 Creekside Lane Pelham, AL 35124	Date of Sale	August 6, 2021
		Total Purchase Price	\$285,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

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 - The Estate of Richard F. Paxton, deceased, 259 Creekside Lane, Pelham, AL 35124.

Grantee's name and mailing address - Carrie J. M. Chusid Living Revocable Trust, , .

Property address - 259 Creekside Lane, Pelham, AL 35124

Date of Sale - August 6, 2021.

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 with 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: August 6, 2021

Sign _____
Agent

Allen S. Bayl



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/10/2021 02:59:26 PM
\$316.00 CHERRY