

This Instrument Prepared By:
Ferris S. Ritchey, III
1910 28th Avenue South
Birmingham, Alabama 35209

Send Tax Notice to:
Jane Bartholow, Trustee
1598 Bent River Circle
Birmingham, Alabama 35216

WARRANTY DEED

20120824000317270 1/2 \$182.50
Shelby Cnty Judge of Probate, AL
08/24/2012 09:54:53 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 Dollars (\$10.00), to the undersigned, Jane C. Bartholow, a widow, (herein referred to as GRANTOR), in hand paid by Jane Bartholow, Trustee of the Jane Bartholow Revocable Trust dated July 26, 2012 (herein referred to as GRANTEE), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 35, according to the Survey of Bent River Estates, Phase I, as recorded in Map Book 17, page 135, in the Probate Office of Jefferson County, Alabama

Subject to current taxes, easements, restrictions, covenants and set back lines of record, mineral and mining rights.

(THE GRANTOR HEREIN IS THE SURVIVING SPOUSE OF GERALD BARTHLOW, WHO DIED ON THE 18th DAY OF JUNE, 2011).

(THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER, THE LEGAL DESCRIPTION BEING FURNISHED BY GRANTOR).

TO HAVE AND TO HOLD, to the said Jane Bartholow, Trustee of the Jane Bartholow Revocable Trust dated July 26, 2012, its successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs, executors, administrators and assigns, that I have lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise 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 Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

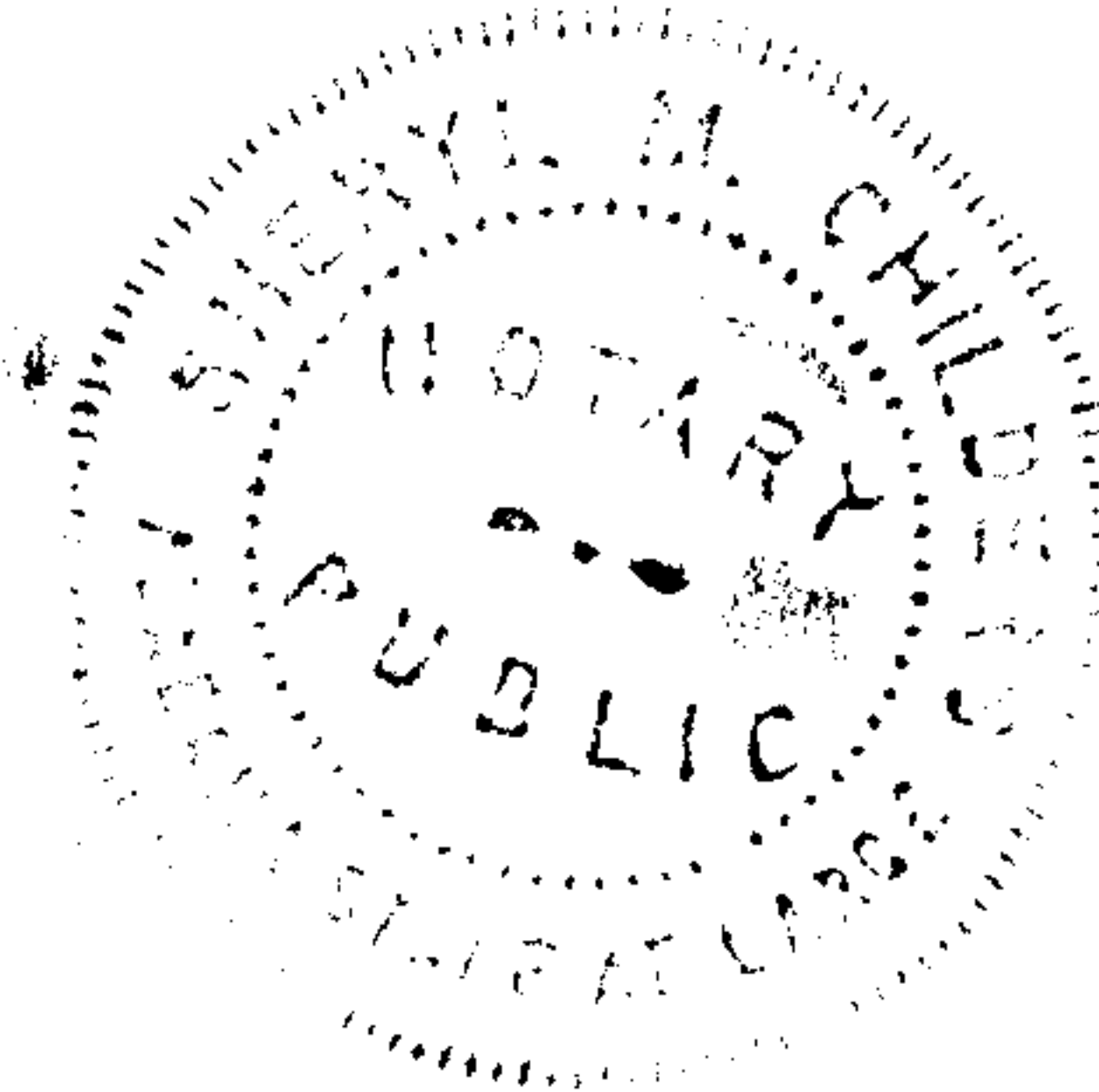
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of July, 2012.

Jane C. Bartholow
Jane C. Bartholow

STATE OF ALABAMA)
JEFFERSON COUNTY) ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jane C. Bartholow, a widow, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of July, 2012.



Sheryl M. Childers
Notary Public
My Commission Expires: 4/12/2014

Real Estate Sales Validation Form

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

Grantor's Name Jane Bartholow
Mailing Address 1598 Bent River Cir
Birmingham, AL
35216

Grantee's Name Jane Bartholow, Trustee
Mailing Address Same

Property Address Same

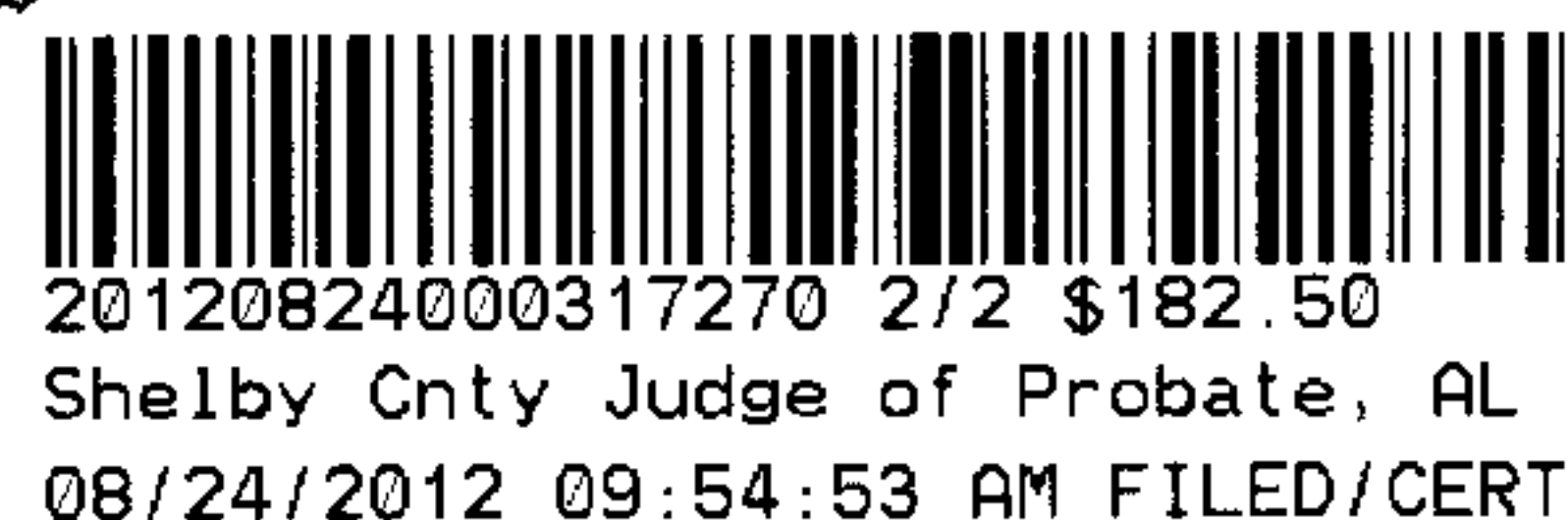
Date of Sale 7/31/12
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 167,300

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 Tax Records

If the conveyance document presented for recordation contains all of the rec 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 8/24/12

Print Ferris R. Tichy, ATTY

☐ Unattested

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

(verified by)