

THIS INSTRUMENT PREPARED BY:  
Mike T. Atchison, Attorney at Law  
P O Box 822  
Columbiana, AL 35051

SEND TAX NOTICE TO:  
Downs Family Trust  
P.O.Box 180  
Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

KNOW ALL MEN BY THESE PRESENTS,

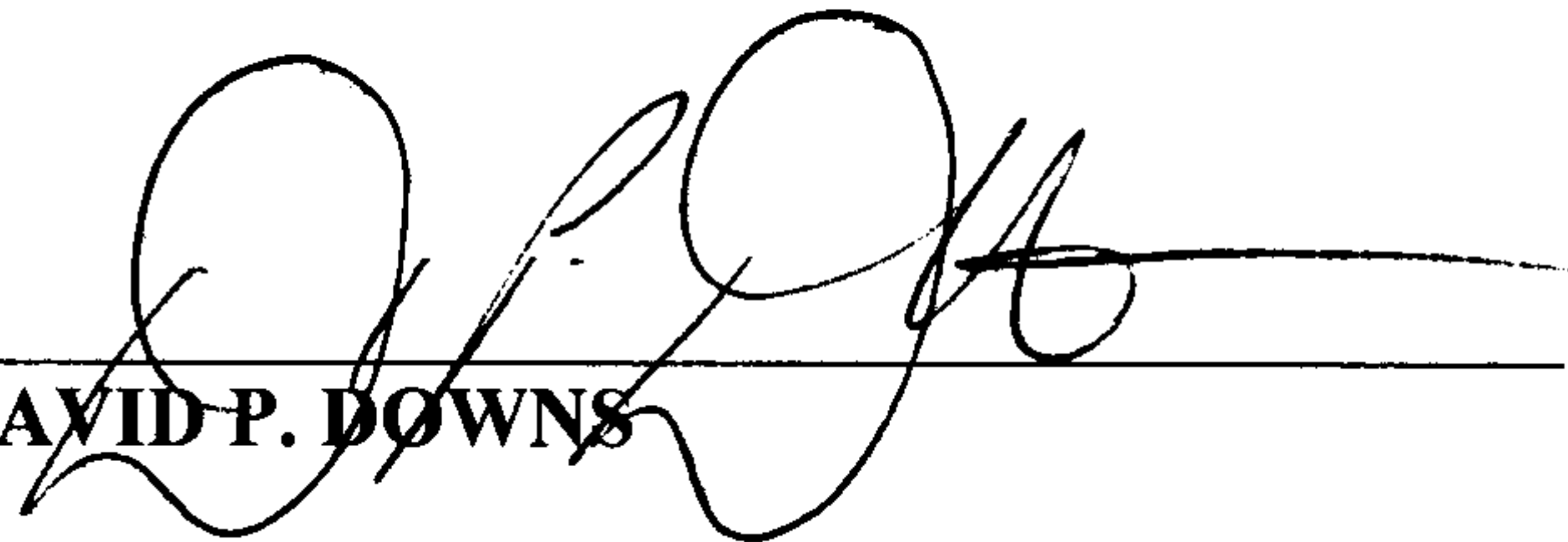
That in consideration of **SEVENTY-SIX THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$76,500.00)**, to the undersigned grantor, **DAVID P. DOWNS, a single man; and DOROTHY L. SCHROEDER and husband, WILLIAM M. SCHROEDER, SR.**, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **DOWNS FAMILY TRUST – 2012** (as to an undivided one-half interest) and **WILLIAM M. AND DOROTHY D. SCHROEDER IRREVOCABLE TRUST** (as to an undivided one-half interest), in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

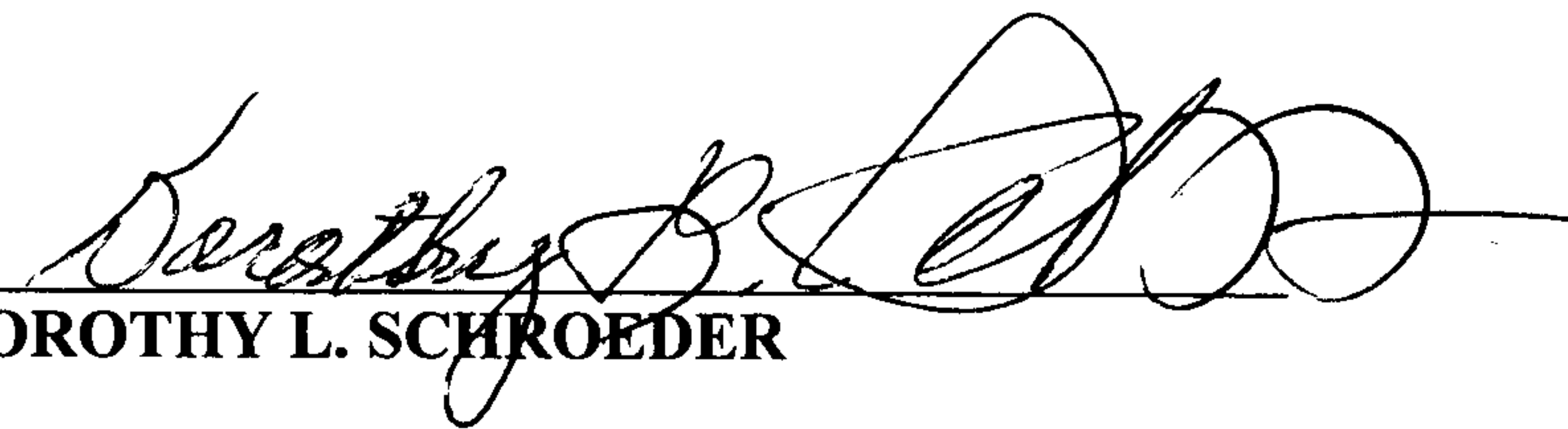
Lots 1, 2, and 3, according to the Survey of Turtle Cove, Phase I, as recorded in Map Book 12, Page 61, in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 4th day of December, 2012.

  
\_\_\_\_\_  
DAVID P. DOWNS

  
\_\_\_\_\_  
DOROTHY L. SCHROEDER

  
\_\_\_\_\_  
WILLIAM M. SCHROEDER, SR.

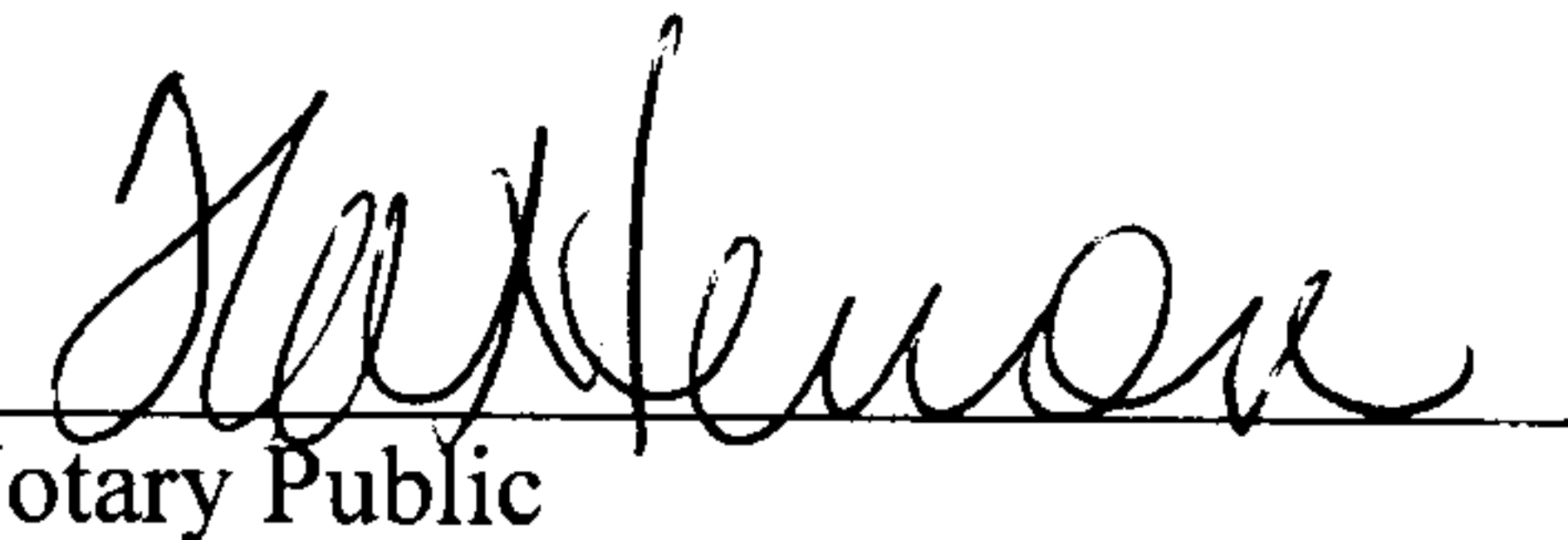
STATE OF ALABAMA  
SHELBY COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **DAVID P. DOWNS, DOROTHY L. SCHROEDER, and WILLIAM M. SCHROEDER, SR.**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4th day of December, 2012.

My Commission Expires April 4, 2016

My Commission Expires: \_\_\_\_\_

  
\_\_\_\_\_  
Notary Public

  
20121217000481650 1/2 \$91.50  
Shelby Cnty Judge of Probate, AL  
12/17/2012 02:44:57 PM FILED/CERT

Shelby County, AL 12/17/2012  
State of Alabama  
Deed Tax: \$76.50



Real Estate Sales Validation Form

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

Grantor's Name David P. Downs  
Mailing Address P.O. Box 180  
Calera, AL 35051

Grantee's Name Downs Family Trust-2012  
Mailing Address P.O. Box 180  
Calera, AL 35051

Property Address Shelby AL 35143

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ 76,500.00

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement ☒ Tax Assessment values

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date \_\_\_\_\_

Print David P. Downs

☐ Unattested \_\_\_\_\_  
(verified by)

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

