


No title or survey was obtained in connection with this conveyance and no opinion as to title or matters which an accurate survey would reveal is given.

This instrument was prepared by:
Gordon, Dana, Knight & Gilmore, LLC
600 University Park Place, Suite 100
Birmingham, Alabama 35209


20130125000033730 1/3 \$296.00
Shelby Cnty Judge of Probate, AL
01/25/2013 12:13:33 PM FILED/CERT

STATUTORY WARRANTY DEED

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

That pursuant to the terms of The Eugene E. Shirley Revocable Living Trust, the undersigned Grantor, Sharon S. Gilmore, as Trustee of The Eugene E. Shirley Revocable Living Trust (hereinafter referred to as GRANTOR), does by these presents, grant, bargain, sell and convey unto Sharon S. Gilmore (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, Walters Cove, First Sector, as recorded in Map Book 5, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

commonly known as 355 County Road 416, Wilsonville, Alabama 35186

Subject to:

1. All assessments and taxes for the year 2013 and subsequent years.
2. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Any encroachments, easements, if any, not shown of record, riparian rights and the title to any filled-in lands.
4. Rights or claims of parties in possession not shown by the public records.
5. Roads, ways, streams or easements, if any, not shown of record, riparian rights and the title to any filled-in lands.
6. Any Mining or mineral rights leased, granted or retained by current or prior owners.
7. Easements and building line as shown on recorded map.
8. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 1892, Page 661 and Volume 52, Page 98.
9. Restrictions appearing of record in Book 248, Page 750 and amended by Misc. Book 40, Page 683 and Misc. Book 12, Page 888.
10. Riparian and other rights created by the fact that the subject property fronts on Lay Lake.
11. Any adverse claim based on the assumption that (1) said land or any part thereof is now or at any time has been below the ordinary high water mark of Lay Lake; (2) some portion of the land has been created by artificial means or has accreted to such artificially created portion; or (3) some portion of the land has attached to the land by an avulsive movement of Lay Lake.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises, and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR, has hereto set its signature and seal, this the 18th
day of January, 2013.



Sharon S. Gilmore, as Trustee of
The Eugene E. Shirley Revocable Living Trust

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sharon S. Gilmore, whose name as Trustee of The Eugene E. Shirley Revocable Living Trust, 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, in said capacity and with full authority, executed the same voluntarily.

Given under my hand and official seal, this the 18th day of January, 2013.




Notary Public

My Commission Expires: _____

(SEAL)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 21, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS


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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 Eugene E. Shirley Revocable Living Trust
Mailing Address Sharon S. Gilmore, Trustee
3429 Rock Ridge Circle
Birmingham, AL 35210

Grantee's Name Sharon S. Gilmore
Mailing Address 3429 Rock Ridge Circle
Birmingham, AL 35210

Property Address 355 County Road 416
Wilsonville, AL 35186

Date of Sale 1/18/13

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 277,840.00

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 Market Value per Tax Assessor

☐ 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 - 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 1/18/13

Print Jason E. Gilmore, attorney for Trustee

☒ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



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Form RT-1