



20130501000177000 1/3 \$19.00
 Shelby Cnty Judge of Probate, AL
 05/01/2013 10:46:23 AM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:
 Luke A. Henderson, Esq.
 17 Office Park Circle
 Birmingham, AL 35223

Send Tax Notice To:
 Laura Lombard
 5364 Pinewood Road
 Birmingham, AL 35242

STATE OF ALABAMA)
 COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Thirty Seven Thousand Dollars (\$237,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Laura M. Lombard and Edward George Munster, Jr. as Co-Personal Representatives of the Estate of James N. Lombard, deceased, Probate Case No. PR2012-485; and Laura M. Lombard, as the Trustee of the James Nelson Lombard Management Trust Agreement dated August 1, 2007 with first reinstatement dated March 2nd, 2010, as devised by the will of James N. Lombard, deceased, Probate Case No. PR2012-485, Shelby County, Alabama** (herein referred to as Grantors) do grant, bargain, sell and convey unto

Laura M. Lombard

(herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 3, in a Resurvey of G.S. Cross Estate, according to a map of said subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 5, Page 28, said lot being the same as Lot 3, in Gordon Cross Estates, in Map Book 5, Page 15.

\$237,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The Grantor Trustee warrants that the subject trust is still in full force and effect.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And said Co-Personal Representatives and Trustee, do for the Estate and Trust as such Co-Personal Representatives and Trustee, their successors and assigns covenant with said Grantee, her heirs, successors and assigns that said Co-Personal Representatives and Trustee are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they, as said Co-Personal Representatives and Trustee have a good right to sell and convey the same as aforesaid, and that they, in their capacity as said Co-Personal Representatives and Trustee will and their successors and assigns shall, warrant and defend the same to the same Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of April 2013.

The Estate of James N. Lombard, deceased, Probate Case No. PR2012-485

by: *Edward George Munster, Jr.*
Edward George Munster, Jr.,
Co-Personal Representative

STATE OF GEORGIA)
 COUNTY OF DeKalb)

I, the undersigned, a Notary Public for the State of Georgia, do hereby certify that Edward George Munster, Jr., whose name as Personal Representative of the Estate of James N. Lombard, deceased, Probate Case No. PR2012-485, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Personal Representative of the Estate of James N. Lombard, deceased, Probate Case No. PR2012-485, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 19th day of April, 2013.

My Commission Expires: 01-07-2014
 {AFFIX SEAL}

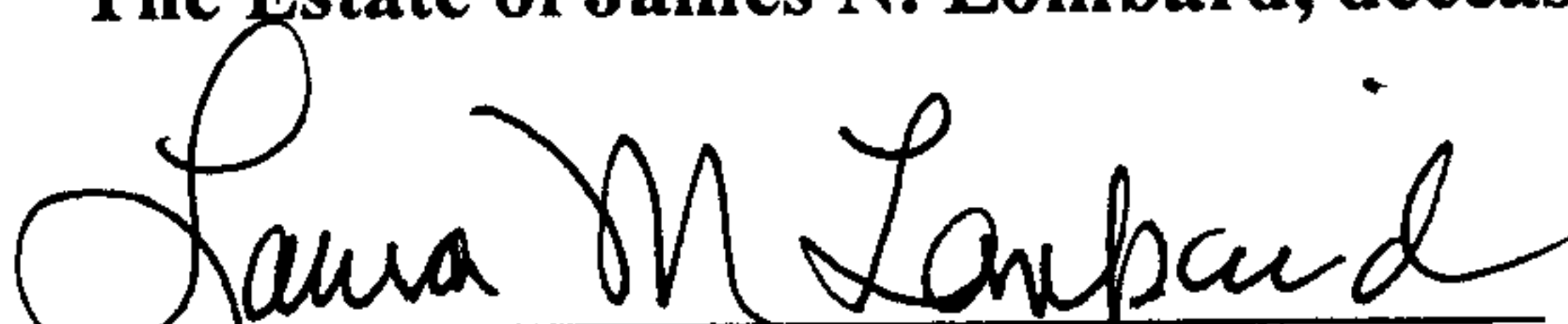
Dorothy Pauline Anderson
 Notary Public

Dorothy Pauline Anderson
 Notary Public
 DeKalb County Georgia
 My Commission Expires January 7, 2014

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of April 2013.

The Estate of James N. Lombard, deceased, Probate Case No. PR2012-485

by:

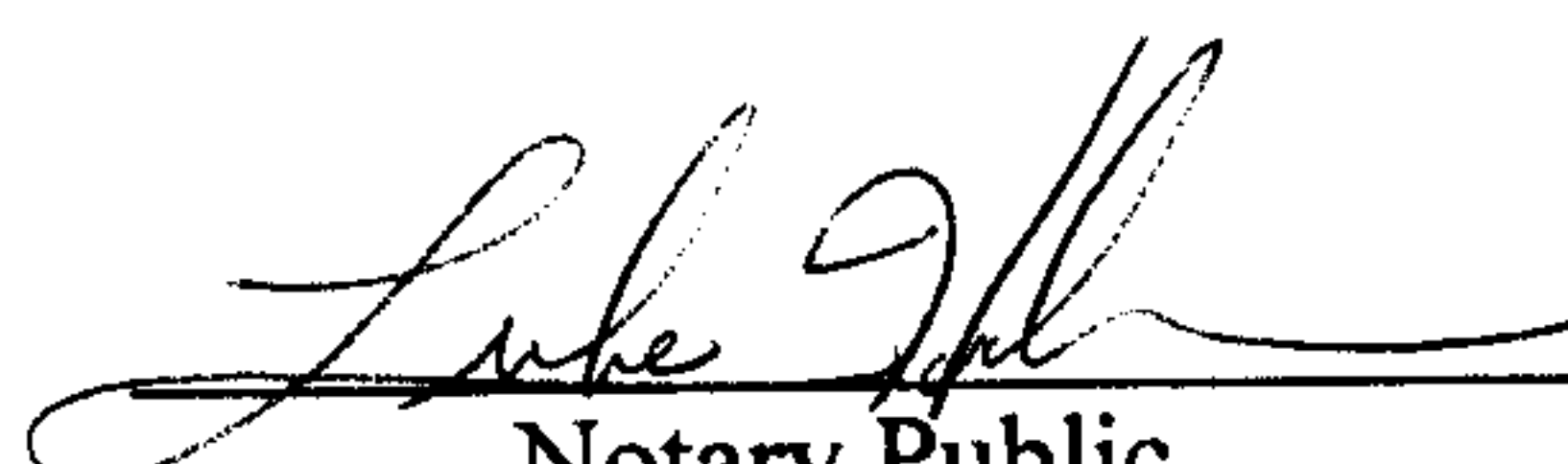

Laura M. Lombard,
Co-Personal Representative

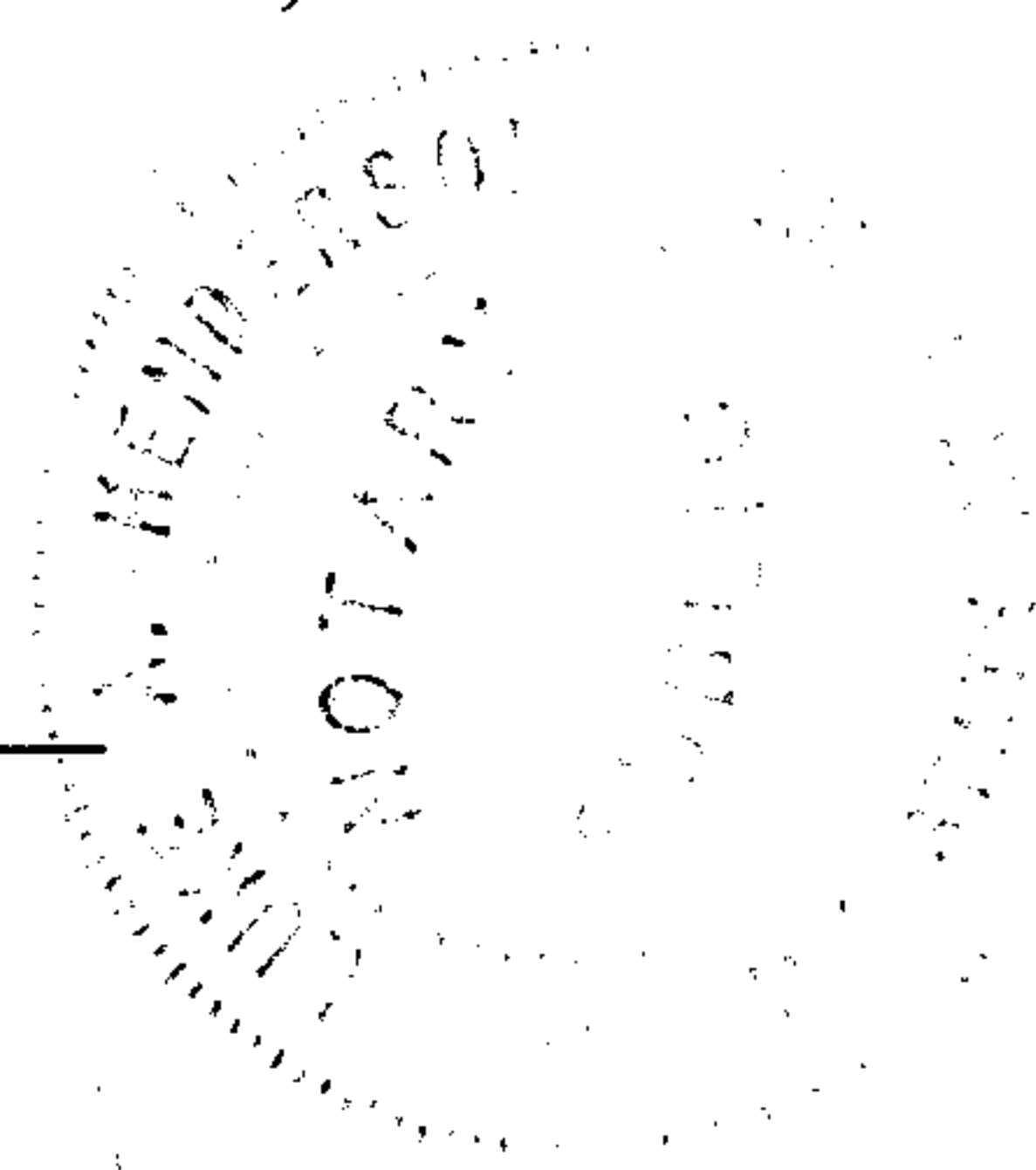
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Laura M. Lombard, whose name as Personal Representative of the Estate of James N. Lombard, deceased, Probate Case No. PR2012-485, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Personal Representative of the Estate of James N. Lombard, deceased, Probate Case No. PR2012-485, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 19th day of April, 2013.

My Commission Expires: 7-26-16
{AFFIX SEAL}

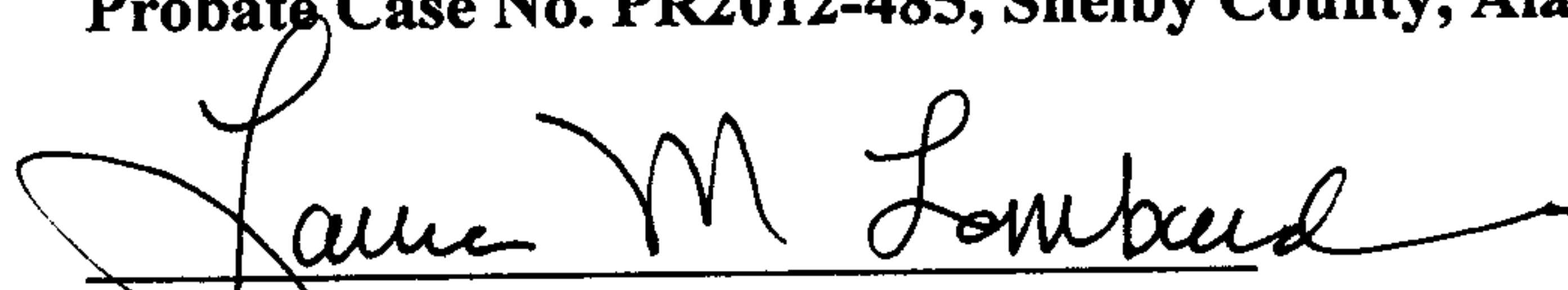

Notary Public



IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of April 2013.

The James Nelson Lombard Management Trust Agreement
dated August 1, 2007 with first reinstatement dated March 2nd, 2010,
as devised by the will of James N. Lombard, deceased,
Probate Case No. PR2012-485, Shelby County, Alabama

by:

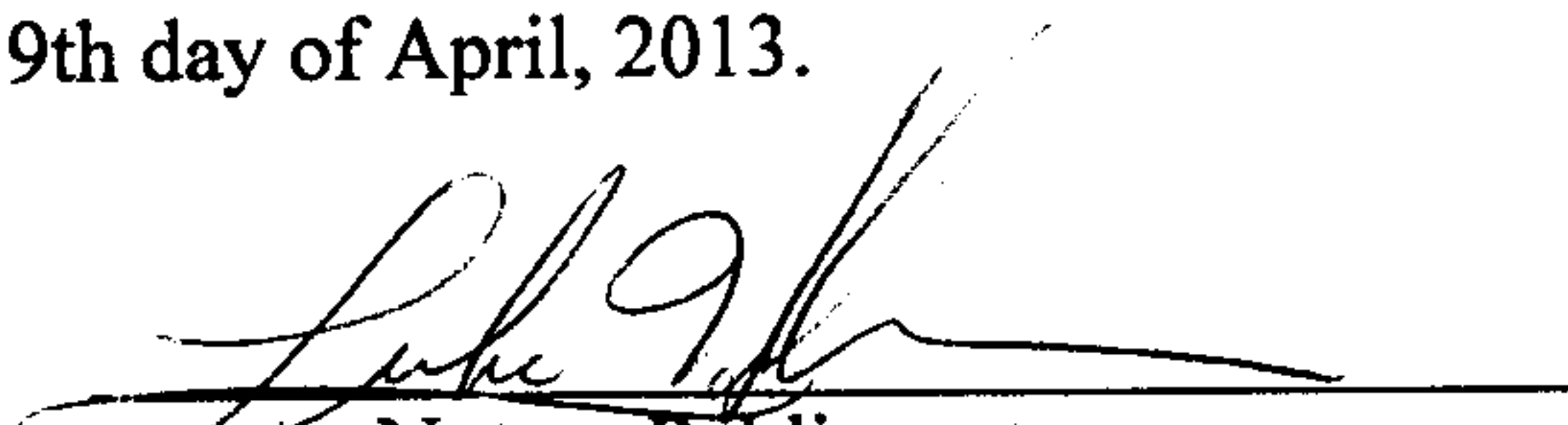

Laura M. Lombard, Trustee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Laura M. Lombard, whose name as Trustee for that trust named the James Nelson Lombard Management Trust Agreement dated August 1, 2007 with first reinstatement dated March 2nd, 2010, as devised by the will of James N. Lombard, deceased, Probate Case No. PR2012-485, Shelby County, Alabama, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 19th day of April, 2013.

My Commission Expires: 7-26-16
{AFFIX SEAL}


Notary Public




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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 Est. of James N. Lombard
Mailing Address Laura Lombard
5364 Pinewood Rd.
B'ham, AL 35242

Grantee's Name Laura Lombard
Mailing Address 5364 Pinewood Rd.
B'ham, AL 35242

Property Address 5364 Pinewood Rd.
B'ham, AL 35242

Date of Sale 4-19-13
Total Purchase Price \$ 237,000.

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 4/30/13

Print Luke Harderson

☐ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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