


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Julie T. English
2209 Amberley Woods Terrace
Helena, AL 35080


20130820000340450 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
08/20/2013 02:09:36 PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Five Thousand Seven Hundred And No/100 Dollars (\$125,700.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Merry A. Sears and Samuel B. Abston II, as Trustees of the Abston Living Trust, dated May 15, 2003, and any amendments thereto, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Julie T. English (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 99, according to the Survey of Amberley Woods, 2nd Sector, as recorded in Map Book 20, Page 10, in the Probate Office of Shelby County, Alabama.

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.


One Hundred Thirteen Thousand One Hundred Thirty And No/100 Dollars (\$113,130.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Margaret Abston, the other Trustee as designated within that certain Deed recorded at Instrument #20070108000010440, died on or about February 11, 2011.

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 August 14, 2013.

Abston Living Trust, dated May 15, 2003

BY: 
Merry A. Sears, Trustee

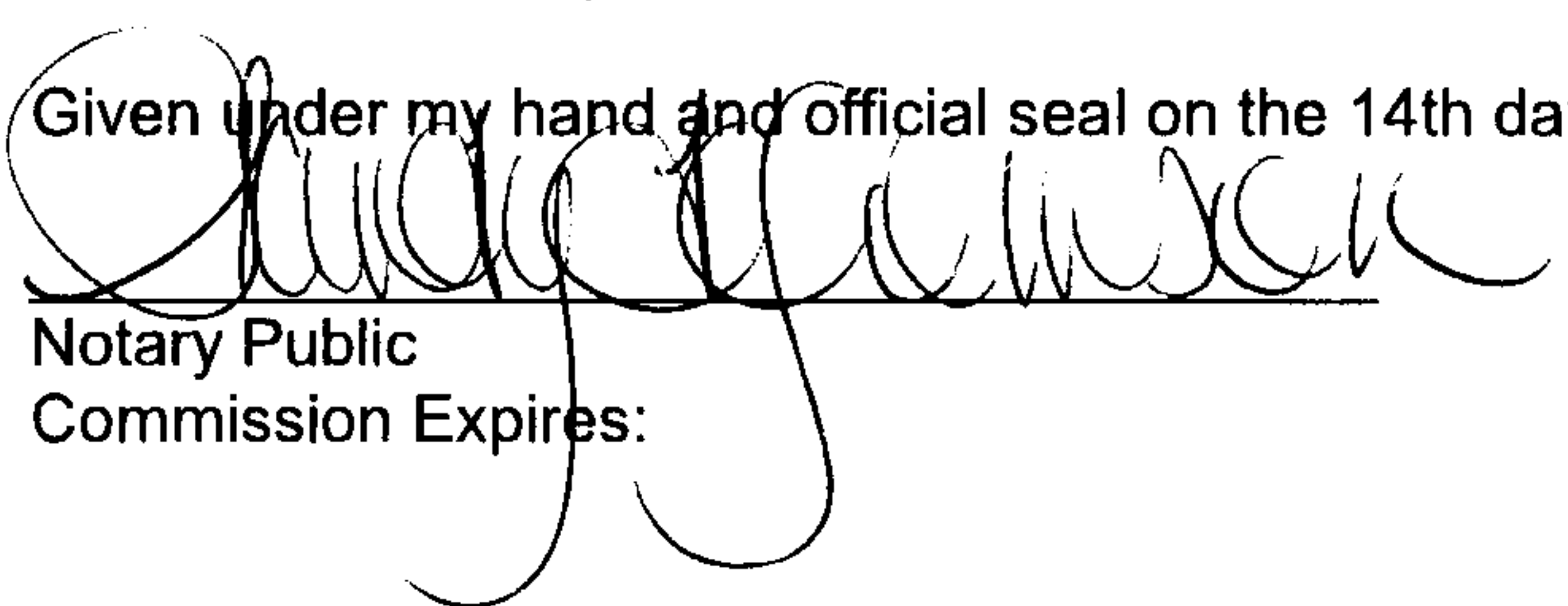
BY: 
Samuel B. Abston II, Trustee

Shelby County, AL 08/20/2013
State of Alabama
Deed Tax: \$13.00

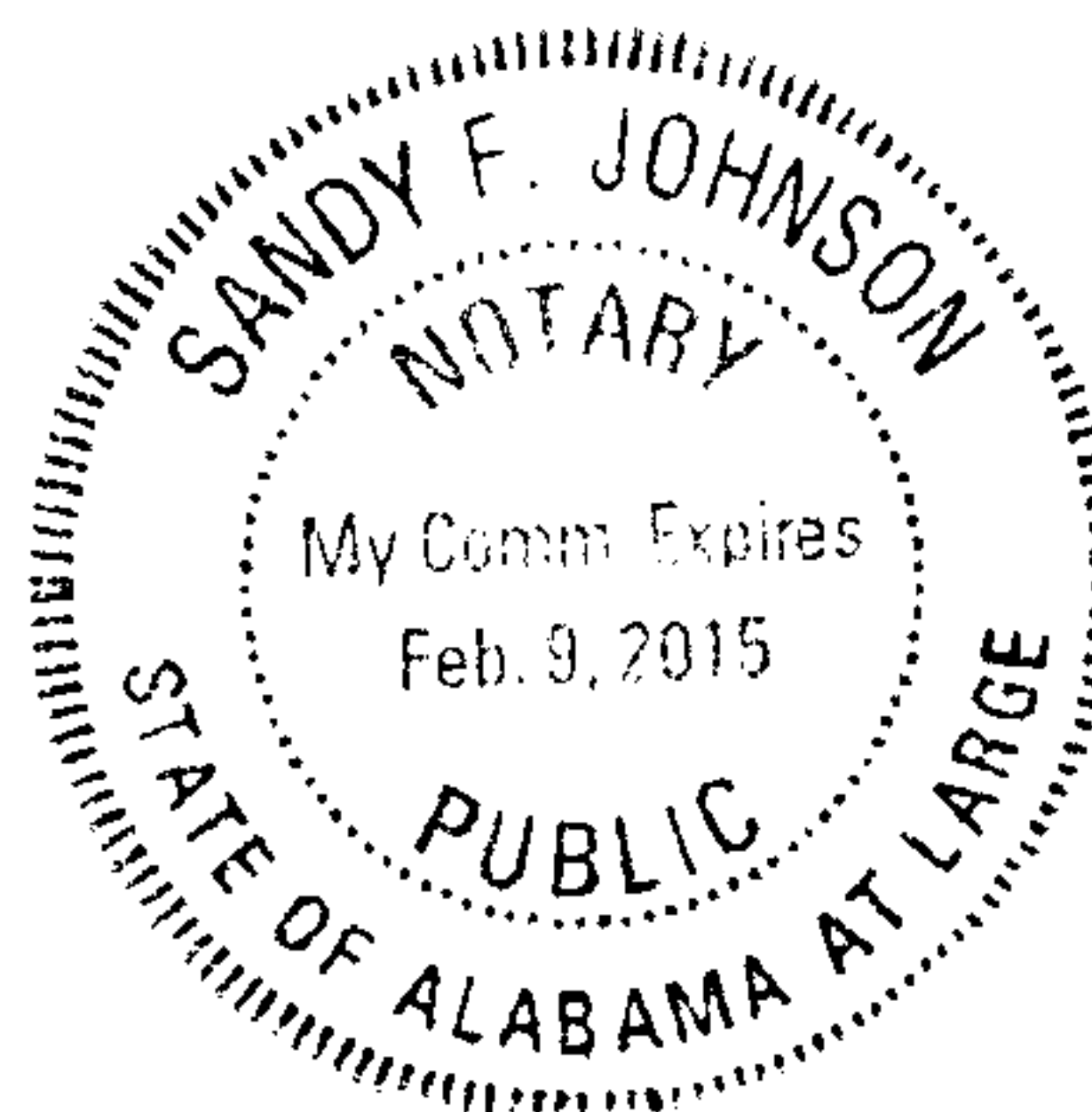
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Merry A. Sears and Samuel B. Abston II, whose names as Trustees of the Abston Living Trust, dated May 15, 2003, 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, as such Trustees and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal on the 14th day of August, 2013.


Notary Public
Commission Expires:

FILE NO.: TS-1301672



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Abston Living Trust

Grantee's Name Julie T. English

Mailing Address 2209 Amberley Woods Terrace
Helena, AL 35080

Mailing Address 2209 Amberley Woods Terrace
Helena, AL 35080

Property Address 2209 Amberley Woods Terrace
Helena, AL 35080

Date of Sale August 14, 2013

Total Purchase Price \$125,700.00

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ 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 - Abston Living Trust, 2209 Amberley Woods Terrace, Helena, AL 35080.

Grantee's name and mailing address - Julie T. English, 2209 Amberley Woods Terrace, Helena, AL 35080.

Property address - 2209 Amberley Woods Terrace, Helena, AL 35080

Date of Sale - August 14, 2013.

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 14, 2013

Sign

Agent

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Shelby Cnty Judge of Probate, AL
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