

20130919000378400 1/2 \$135.50
Shelby Cnty Judge of Probate, AL
09/19/2013 12:00:35 PM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:

Luke A. Henderson, Esq.
#17 Office Park Circle #150
Birmingham, Alabama 35223

Send Tax Notice To:

Laura Lombard
5364 Pineywood Road
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Eighteen Thousand Five Hundred Dollars (\$118,500.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Laura M. Lombard**, an unmarried woman (herein referred to as Grantor) does grant, bargain, sell and convey unto **Laura M. Lombard, as the Trustee of the James Nelson Lombard Management Trust Agreement dated August 1, 2007 with first reinstatement dated March 2, 2010, as devised by the will of James N. Lombard, deceased, Probate Case No. PR2012-485, Shelby County, Alabama** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

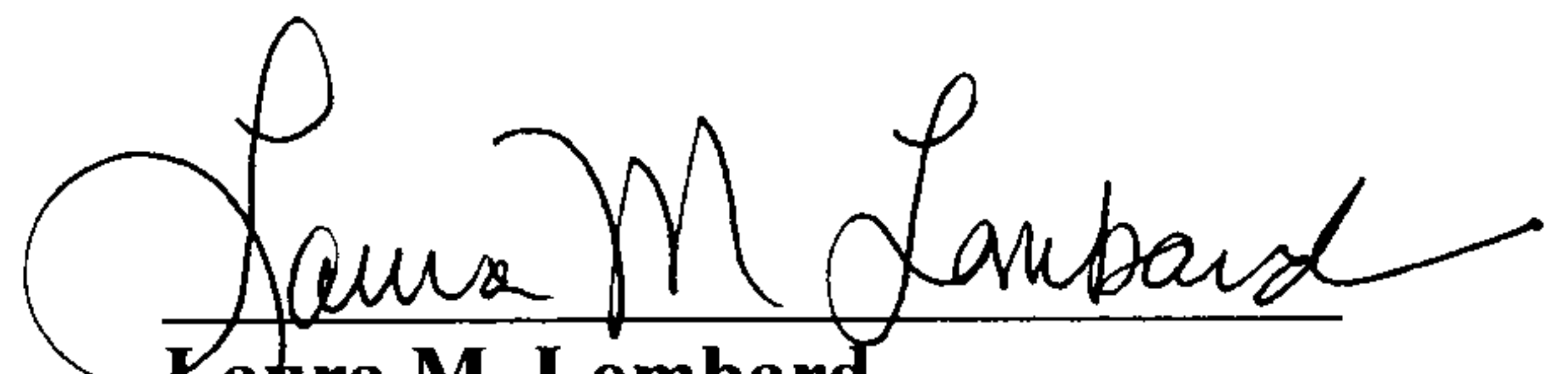
Lot 3, in a Resurvey of G.S. Cross Estate, according to a map of said subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 5, Page 28, said lot being the same as Lot 3, in Gordon Cross Estates, in Map Book 5 Page 15.

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, its successors and heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, its successors and assigns, that I am 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

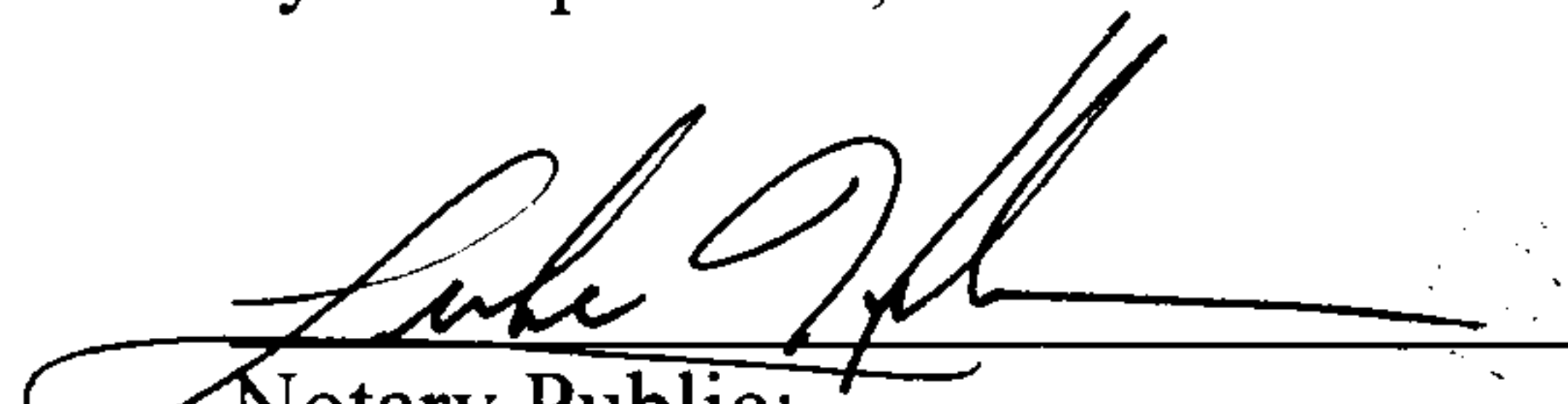
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11th day of September, 2013.


Laura M. Lombard

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Laura M. Lombard 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 11th day of September, 2013.


Notary Public:

My Commission Expires: 7/26/16

Grantor's address:
5364 Pineywood Road
Birmingham, AL 35242
Property address:
5364 Pineywood Road
Birmingham AL 35242

Shelby County, AL 09/19/2013
State of Alabama
Deed Tax: \$118.50

Real Estate Sales Validation Form

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

Grantor's Name Laura M. Lombard
Mailing Address 5364 Pineywood Rd.
Birmingham AL 35242

Grantee's Name Laura M Lombard, Trustee
Mailing Address of the James Nelson Lombard
5364 Pineywood Rd Trust
Bham AL 35242

Property Address 5364 Pineywood Rd.
Birmingham AL 35242

Date of Sale 9-11-13

Total Purchase Price \$

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 118,500.00 = 1/2 value of previous
deed - this deed is to put property into her
Trust

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 a

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 9-11-13

Print Tisha Eichelberger

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1