

This instrument was prepared by:

David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:

Jennifer L. Gann
5533 Afton Drive
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Jane C. Gann and Donald F. Gann, as Trustees of the Jane C. Gann, Living Trust dated October 27, 2004

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Jennifer L. Gann

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 19, Block 6, according to the Amended Plat of Woodford, a Subdivision of Inverness, as recorded in Map Book 8, Pages 51 A, B, C and D, in the Probate Office of Shelby County, Alabama

Subject to: (1) 2014 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, **her** heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **4th day of April, 2014.**

Jane C. Gann, Living Trust dated October 27, 2004

Donald F. Gann (Seal)
BY: Donald F. Gann
ITS: Trustee

STATE OF ALABAMA
JEFFERSON COUNTY

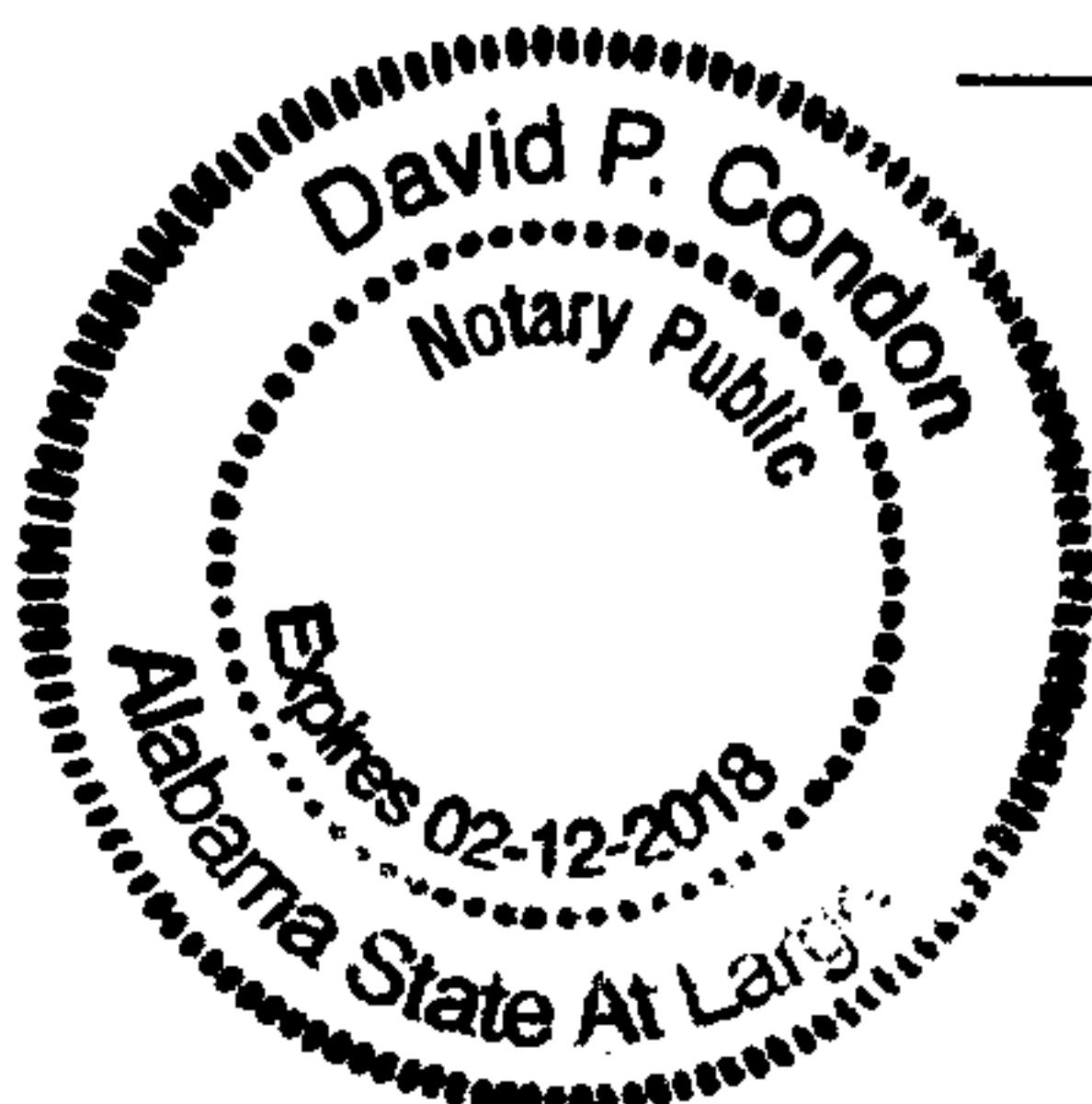
Jane C. Gann (Seal)
BY: Jane C. Gann
ITS: Trustee

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Donald F. Gann and Jane C. Gann** as Trustees of **Jane C. Gann, Living Trust dated October 27, 2004** 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 and with full authority as such Trustees, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **4th day of April, 2014.**

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 02/12/2018

Shelby County, AL 04/28/2014
State of Alabama
Deed Tax: \$300.00



Real Estate Sales Validation Form

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

Grantor's Name Jane C Gann
Mailing Address Donald Gann
5533 Affton DR
Birmingham AL 35242

Grantee's Name Jennifer Gann
Mailing Address 5533 Affton DR
Birmingham AL 35242

Property Address 5533 Affton DR
Birmingham, AL 35242

Date of Sale 4-7-14

Total Purchase Price \$ 300,000



20140428000125380 2/2 \$317.00
Shelby Cnty Judge of Probate, AL
04/28/2014 10:13:19 AM FILED/CERT

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 4-25-14

Print

Sign

Dawn Bagwell for David P. Candon Jr.

Dawn Bagwell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1