

PREPARED BY:

James Bosarge
Bosarge Law Office, 2166 Pelham Pkwy South
Pelham, AL 35124

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Delores Barr
1092 Village Trail
Calera, AL 35040

MAIL TAX STATEMENTS TO:

Delores Barr
1092 Village Trail
Calera, AL 35040



20140604000168160 1/5 \$108.00
Shelby Cnty Judge of Probate, AL
06/04/2014 10:06:04 AM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 6 day of May, 2014, between Delores Barr, a single person, whose address is 1092 Village Trail, Calera, Alabama 35040 ("Grantor"), and Janet Robinson, a single person, whose address is 113 East Stonehaven Circle, Pelham, Alabama 35124, Steven Barr, a married person, whose address is 600 East Street South, Talladega, Alabama 35160, and Dennis Barr, a married person, whose address is 7450 Foothill Drive, Glendale, Arizona 85310 ("Grantees").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Grants, Bargains, Sells, and Conveys with general warranty covenants to Grantees, as Joint Tenants with Right of Survivorship, the property located in Shelby County, Alabama, described as:

Lot 120, in Block 8, according to the Map of Waterford Village, Sector 1, as recorded in Map Book 27, Page 100, in the Office of the Probate Judge of Shelby County, Alabama

Prior instrument reference: General Warranty Deed, Volume/Book _____, Page _____, Document No. _____, of the Recorder of _____, Alabama, recorded _____.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

EXPRESSLY RESERVING unto the Grantor and the Grantor assigns a life estate in the above described property. The Grantor shall have full ownership, possession and use of the property during the term of the Grantor's natural life, and upon the expiration of the Grantor's natural life, the Grantor's interest in the above described property shall revert to the Grantees.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantor, Grantor's heirs, executors and administrators shall warrant and defend the title unto the Grantees, Grantees' heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: _____

IN WITNESS WHEREOF the Grantor has executed this deed on the 6 day of May, 2014.

5-6-14
Date

Delores M Barr
Delores Barr, Grantor

The State of Alabama
Shelby County

I, Diania Clemmons, hereby certify that Delores Barr 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 this 6 day of May, A. D. 2014.

Diania Clemmons
Notary Public
My Commission expires: - 11-01-2017

Diania Clemmons
Notary Public: Shelby County Alabama
My Commission Expires: 11-01-2017

IN WITNESS WHEREOF the Grantee has executed this deed on the 15th day of May, 2014.

5/15/14
Date

Janet Robinson
Janet Robinson, Grantee

The State of Alabama
Jefferson County

I, Manley Jones, hereby certify that Janet Robinson 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 this 15th day of May, A. D. 20 14

Marcus Jones
Notary Public

MY COMMISSION EXPIRES DECEMBER 20, 2017

My Commission expires: _____

IN WITNESS WHEREOF the Grantee has executed this deed on the 23rd day of May, 20 14.

5/23/14
Date

Steven Barr
Steven Barr, Grantee

The State of Alabama
Talladega County

I, Martha Alice Utterback, hereby certify that Steven Barr 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, they executed the same voluntarily on the day the same bears date. Given under my hand this 23rd day of May, A. D. 20 14

Martha Alice Utterback
Notary Public

My Commission expires: 3/28/15

IN WITNESS WHEREOF the Grantee has executed this deed on the 25th day of APRIL, 20 14.

4-25-14
Date

Dennis Barr
Dennis Barr, Grantee

The State of Arizona
Maricopa County

I, Mary J. Ojeda, hereby certify that Dennis Barr 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, he executed the same voluntarily on the day the same bears date. Given under my hand this 25th day of April, A. D. 20 14

Mary J. Ojeda
Notary Public

My Commission expires: March 22, 2015

Witnessed by:

Diana Clemmons

Printed name: Diana Clemmons

Address: 153 Mallard Point Circle
Pelham, AL 36124

Sarah Pate

Printed name: Sarah Pate

Address: 791 Highland Manor Ct
Hoover, AL 35226

Real Estate Sales Validation Form

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

Grantor's Name Delores Burr
Mailing Address 1092 Village Trail
Calera, AL
35040

Grantee's Name Delores Burr (Life Estate)
Mailing Address 1092 Village Trail
Calera AL 35040

Property Address 1092 Village Trail
Calera AL 35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 109,300. ^{3/4 int =} 81,975

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 Property Tax Office

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 any

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 6/3/14

Print Delores M Barr

✓ Unattested

(Signature)
(verified by)

Sign Delores M Barr
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1