

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
Kendall W. Maddox  
Kendall Maddox & Associates, LLC  
2550 Acton Road, Ste 210  
Birmingham, AL 35243

Send Tax Notice To:  
Kenneth V. Trotter & Phyllis S. Trotter  
1883 Highway 32  
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

KENNETH V. TROTTER AND PHYLLIS S. TROTTER, TRUSTEES, UNDER THE TROTTER LIVING TRUST, DATED JUNE 1, 1999

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

KENNETH V. TROTTER AND PHYLLIS S. TROTTER

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Final Plat of Aaron Woods, as recorded in Map Book 30 page 33 in the Probate Office of Shelby County, Alabama.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7 day of November, 2014.

TROTTER LIVING TRUST, dated 6/1/1999

BY:

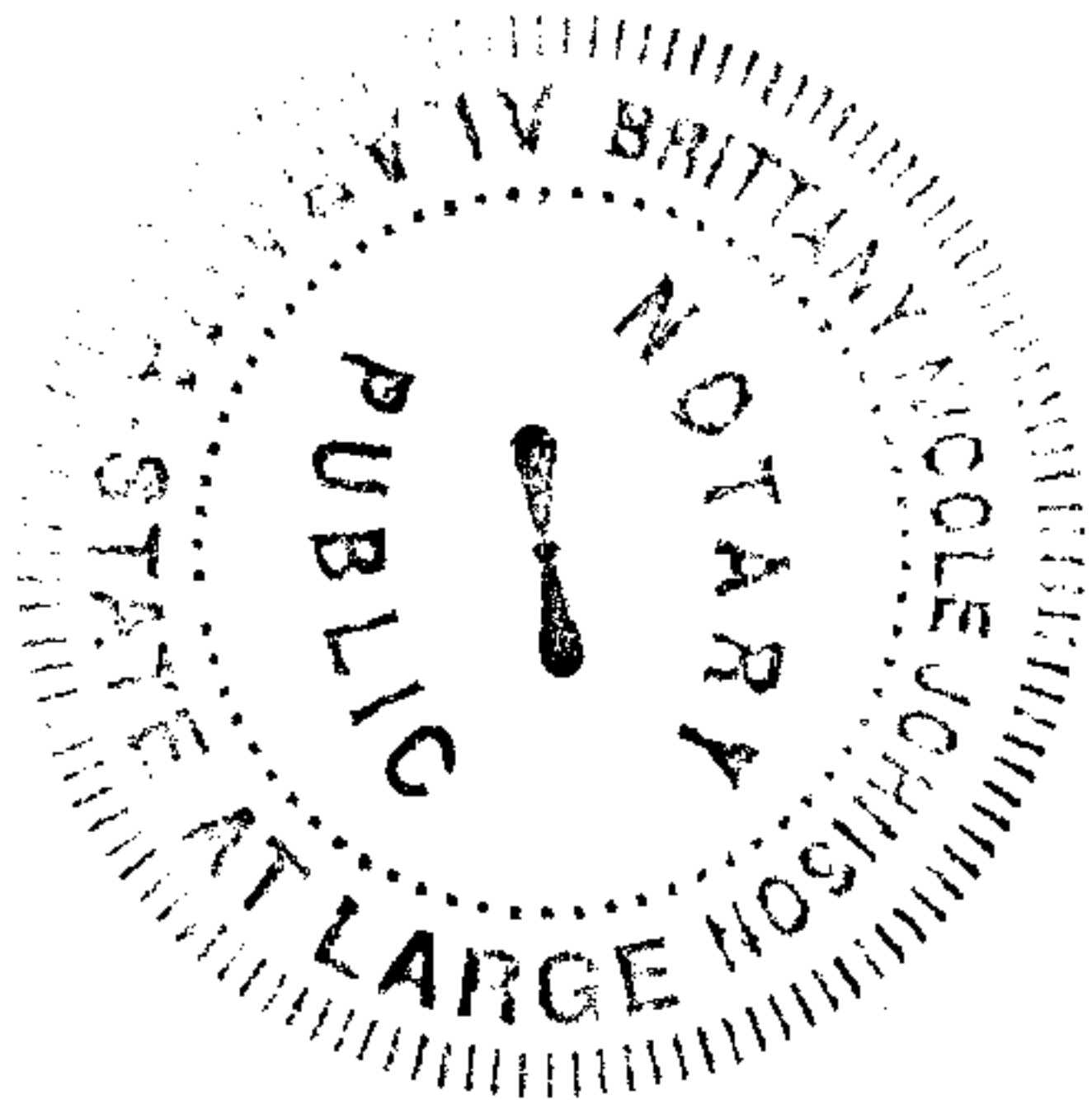
  
KENNETH V. TROTTER, TRUSTEE


  
PHYLLIS S. TROTTER, TRUSTEE

STATE OF ALABAMA )  
JEFFERSON COUNTY ) GENERAL ACKNOWLEDGEMENT:

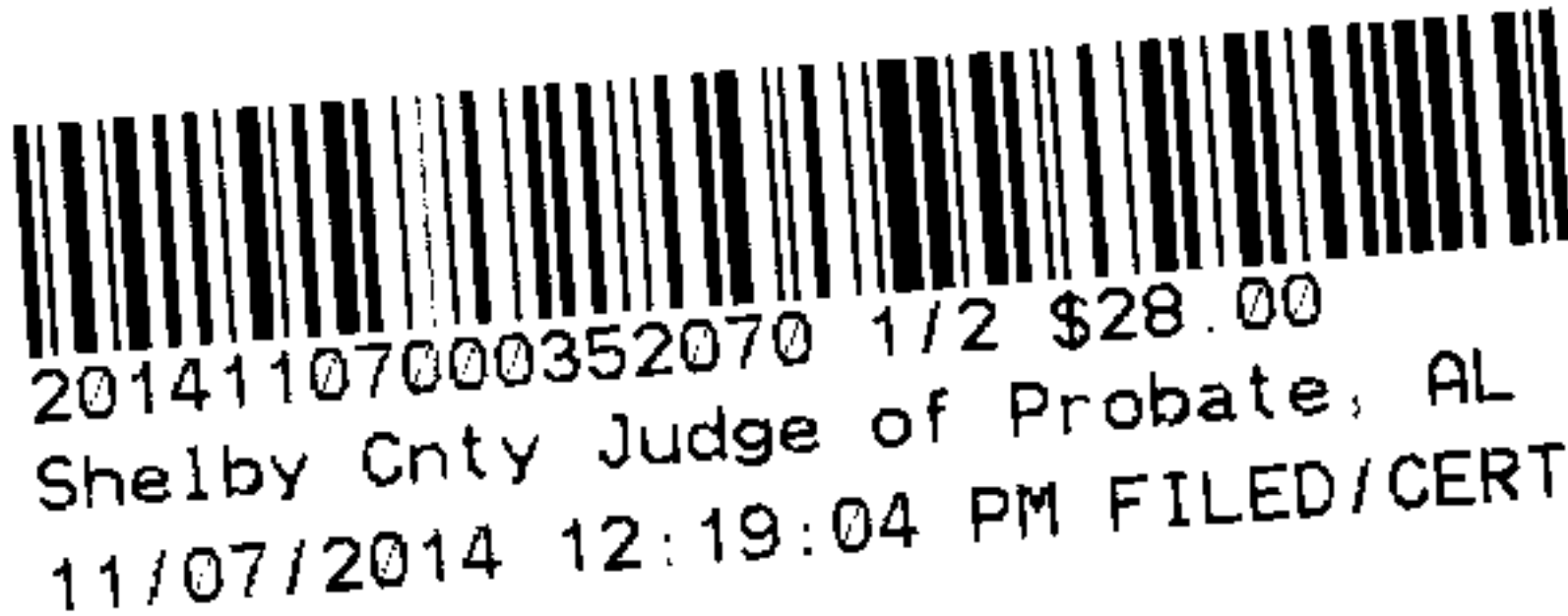
I, Brittany Nicole Johnson, a Notary Public in and for said County, in said State, hereby certify that Kenneth v. Trotter and Phyllis S. Trotter, whose name as Trustees under the Trotter Living Trust, dtd 06/01/1999 is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they in their capacity as such Trustees, executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 7 day of November, 2014.



  
Notary Public  
My Commission Expires: 01/22/2018

Shelby County, AL 11/07/2014  
State of Alabama  
Deed Tax: \$10.00



# REAL ESTATE SALES VALIDATION FORMS

**THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1**

GRANTOR NAME(S): Trotter Living Trust, dated 6/1/1999  
MAILING ADDRESS: 1883 Highway 32  
Columbiana, AL 35051  
PROPERTY ADDRESS: 1883 Highway 32  
Columbiana, AL 35051

GRANTEE NAME(S): Kenneth V. Trotter & Phyllis S. Trotter  
MAILING ADDRESS: 1883 Highway 32  
Columbiana, AL 35051

DATE OF SALE: November 7, 2014  
TOTAL PURCHASE PRICE: \$ 10,000.00

OR

ACTUAL VALUE: \$ \_\_\_\_\_

OR

ASSESSOR'S MARKET VALUE \$ \_\_\_\_\_



20141107000352070 2/2 \$28.00  
Shelby Cnty Judge of Probate, AL  
11/07/2014 12:19:04 PM FILED/CERT

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 license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: November 7, 2014

Print: Kenneth V. Trotter, Trustee

\_\_\_\_\_  
Unattested  
(verified by)

Sign:  Trustee  
(Grantor/Grantee/Owner/Agent)