

This instrument was prepared by:

Send tax notice to:

- Law Offices of Lauren Sonnier, PLLC
 - (without benefit of title search)
- P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

③ 59664662 - 2774566

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

20150127000027330
01/27/2015 08:06:17 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, RITA M. FREEMAN, an unmarried woman (herein referred to as grantor, whether one or more), do warrant, grant, bargain, sell and convey unto RITA M. FREEMAN, Trustee, or her successor in Trust, under The Freeman Living Trust, dated September 18, 2006, and any amendments thereto (herein referred to as grantee, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 83, ACCORDING TO THE SURVEY OF FIRST ADDITION TO GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16, PAGE 32 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE DEED: INSTRUMENT NO. 20060922000471970
Commonly known as: 1319 Berwick Drive, Birmingham, AL 35242
Tax Id Number(s): 03 9 32 0 003 083.000

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

This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 heirs and assigns forever, against the lawful claims of all persons.

- IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
- this 11 day of December, 2014.


RITA M. FREEMAN

Grantor Address:
1319 Berwick Drive
Birmingham, AL 35242

Grantee Address:
1319 Berwick Drive
Birmingham, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that RITA M. FREEMAN, 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 the 11th day of December, 2014.




Print Name: Bonita Stewart

Commission Expires: 4/16/17

Real Estate Sales Validation Form

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

Grantor's Name RITA M. FREEMAN
Mailing Address 1319 Berwick Drive
Birmingham, AL 35242

Grantee's Name RITA M. FREEMAN, Trustee
Mailing Address 1319 Berwick Drive
Birmingham, AL 35242

Property Address 1319 Berwick Drive
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

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AM DEEDS 3/3

or
Assessor's Market Value \$ 179,600.00

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 County website

☐ 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 - 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 _____



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/27/2015 08:06:17 AM
\$200.00 CHERRY
20150127000027330

Print RITA M Freeman

Sign RITA M Freeman

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1