

Send tax notice to:  
Donna Gail Henderson  
560 Old Cahaba Drive  
Helena, AL 35080

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #350  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Nine Thousand Nine Hundred and 00/100 Dollars (\$159,900.00) in hand paid to the undersigned, Robert C. Leonard, Jr. and Cathy F. Leonard, as Trustees of The Cathy F. Leonard Revocable Trust (hereinafter referred to as "Grantors"), by Donna Gail Henderson (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 35, according to the Survey of Old Cahaba II-B, as recorded in Map Book 30, Page 28, Shelby County, Alabama Records.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$151,905.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and  
assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/16/2015  
State of Alabama  
Deed Tax: \$8.00

10<sup>th</sup> IN WITNESS WHEREOF, Grantors have set their signature and seal on this the  
10 day of September, 2015.



Robert C. Leonard, Jr.  
Robert C. Leonard, Jr. as Trustee of The Cathy  
F. Leonard Revocable Trust

Cathy F. Leonard  
Cathy F. Leonard as Trustee of The Cathy F.  
Leonard Revocable Trust Trustee

STATE OF Virginia  
COUNTY OF Spotsylvania

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert C. Leonard, Jr. and Cathy F. Leonard, as Trustees of The Cathy F. Leonard Revocable Trust, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they in their capacity as such Trustees and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of September, 2015.

Tanveer Qureshi  
Notary Public  
Print Name:  
Commission Expires:

20150916000324260 2/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/16/2015 08:45:18 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name ROBERT & CATY LEONARD  
Mailing Address 11400 MANSEFIELD CIRCLE DR  
FREDERICKSBURG VA 22408

Grantee's Name DONNA GAIL HENDERSON  
Mailing Address 560 OLD CANABA DRIVE  
HELENA, AL 35080

Property Address 560 OLD CANABA DRIVE  
HELENA, AL 35080

Date of Sale 9-11-15  
Total Purchase Price \$ 159,900

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 9/11/15

Print DAVID W. LEWIS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20150916000324260 3/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
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