

TS-1502765

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

Mail: 714 McGraw-Hill
Hoover, AL 35226

SEND TAX NOTICE TO:
Phyllis B. Seale
1438 Amberley Woods Cove
Helena, AL 35080

GENERAL WARRANTY DEED

20151211000423820

12/11/2015 11:25:50 AM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred One Thousand Five Hundred And No/100 Dollars (\$101,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Monchell R. Ward, unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto One half interest to Phyllis B. Seale and one half interest to Phyllis B. Seale as Trustee for the Brooks Family Trust (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

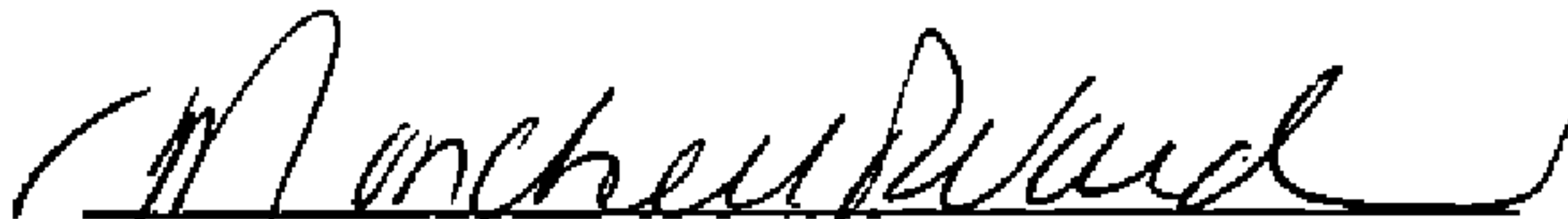
Lot 8, according to the Map and Survey of Amberley Woods, 3rd Sector, Phase I, recorded in Map Book 20, Page 88, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on December 10, 2015.

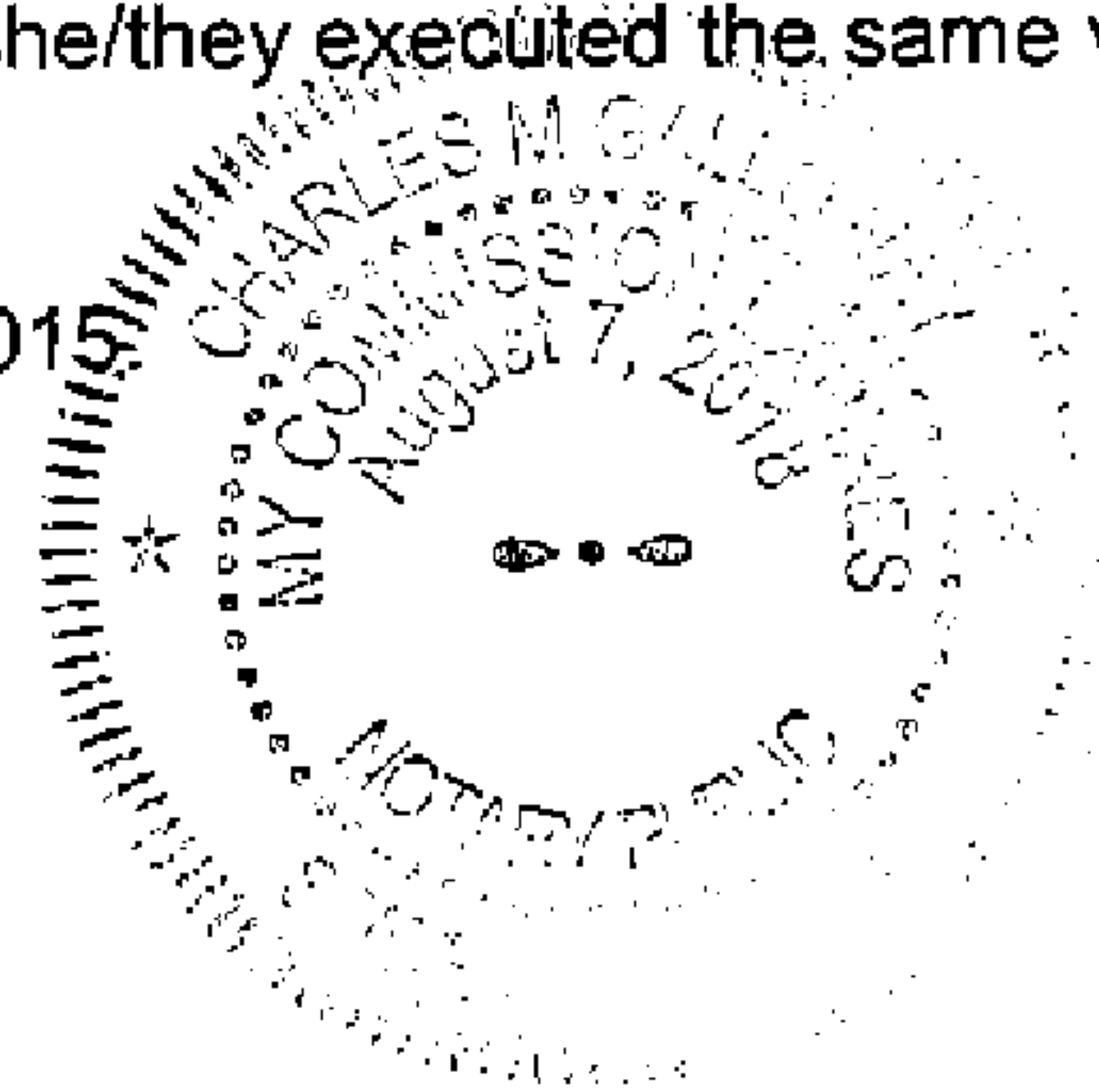

Monchell R. Ward

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Monchell R. Ward whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 10th day of December, 2015

Notary Public
My commission expires: 8-7-2018



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20151211000423820 12/11/2015 11:25:50 AM DEEDS 2/2

Grantor's Name Monchell R. Ward
Mailing Address 1438 Amberley Woods Cove
Helena, AL 35080

Grantee's Name Phyllis B. Seale and Phyllis B. Seale
as Trustee of the Brooks Family Trust
Mailing Address 714 McGowell Creek
Hoover AL 35226

Property Address 1438 Amberley Woods Cove
Helena, AL 35080

Date of Sale December 10, 2015
Total Purchase Price \$101,500.00
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 - Monchell R. Ward, 1438 Amberley Woods Cove, Helena, AL 35080.

Grantee's name and mailing address - Phyllis B. Seale and Phyllis B. Seale as Trustee of the Brooks Family Trust,
..

Property address - 1438 Amberley Woods Cove, Helena, AL 35080

Date of Sale - December 10, 2015.

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 with 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: December 10, 2015

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/11/2015 11:25:50 AM
\$118.50 CHERRY
20151211000423820

[Handwritten signature]