

PEL1600079

Send tax notice to:

Heidi M. Lain  
6056 Woodvale Circle  
Helena, AL 35080

This instrument prepared by:

Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243  
S. Kent Stewart

STATE OF ALABAMA  
Shelby COUNTY

20160408000116450

04/08/2016 03:26:21 PM

DEEDS 1/3

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00) in hand paid to the undersigned, **Francis A. Rawden, Trustee under the Rawden Living Trust** (hereinafter referred to as "Grantor"), by **Heidi M. Lain** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 56, according to the Map and Survey of Woodvale, as recorded in Map Book 12, Pages 21 and 22, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$210,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

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

28 IN WITNESS WHEREOF, Grantor has set their signatures and seals on this, the day of March, 2016.

Francis A. Rawden, Trustee under the  
Rawden Living Trust

✓ Francis A. Rawden  
By Francis A. Rawden, Trustee

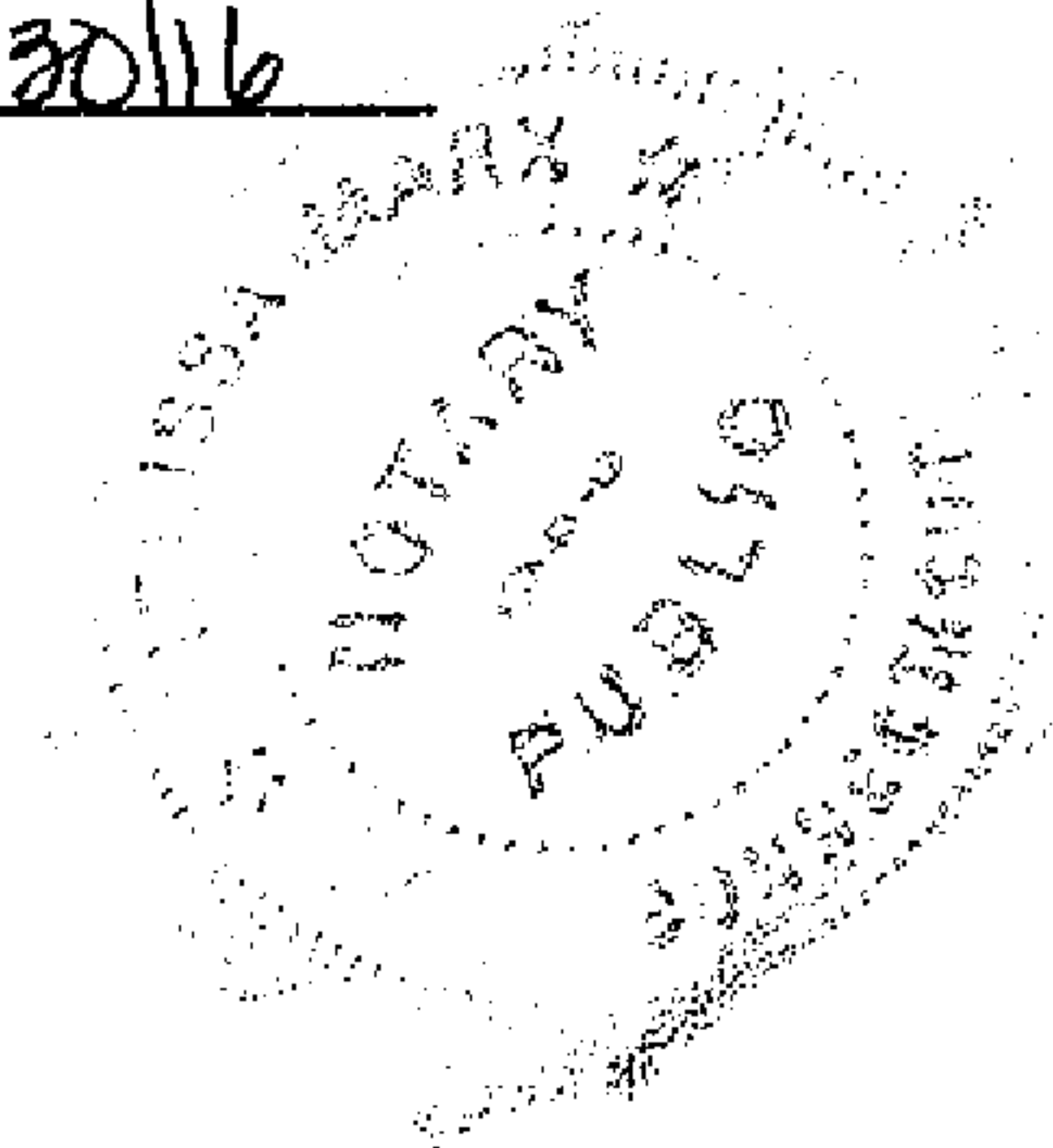
✓ Marcia D. Rawden  
By Marcia D. Rawden, Trustee

STATE OF Connecticut  
COUNTY OF Hartford

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Francis A. Rawden, Trustee and Marcia D. Rawden, Trustee under the Rawden Living 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 as such Trustees and with fully authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 28<sup>th</sup> day of March, 2016.

✓ Melissa Marx  
Notary Public  
Printed Name: Melissa Marx  
My commission expires 11/30/16



20160408000116450 04/08/2016 03:26:21 PM DEEDS 3/3  
Real Estate Sales Validation Form

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

Grantor's Name FRANCES A. RAWDEN TRUSTEE Grantee's Name HEIDI M. LAIN  
Mailing Address UNDER RAWDEN LIVING TRUST Mailing Address 6056 WOODVALE CIRCLE  
46 WOODMONT RD HELENA, AL 35080  
AVON CT 06001  
Property Address 6056 WOODVALE CIRCLE Date of Sale 3/28/16  
HELENA, AL 35080 Total Purchase Price \$ 240,000  
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 3/28/16

Print DAVID W. LEWIS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/08/2016 03:26:21 PM  
\$50.00 CHERRY  
20160408000116450

*[Signature]*