

**This instrument prepared by:**  
Douglas R. Bachuss, Jr.  
Nowlin, Bachuss & Gray Law Firm  
118 Moulton Street East -1st Floor  
Decatur, AL 35601

**Send Tax Notice to:**  
Richard Mumalo  
1013 Greystone Lane Rd  
Birmingham AL 35242

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 (\$10.00) DOLLARS to the undersigned grantor,

**Cynthia Faye Hallmark Calvert, Ted Steven Hallmark, Ronald E. Calvert and Grant McDonald, as Trustees of the Family Trust Created in the Last Will and Testament of Mary R. Hallmark, deceased,**

(herein referred to as GRANTORS, whether one or more), in hand paid by the GRANTEE, (herein referred to as GRANTEE, whether one or more), the receipt of which is hereby acknowledged, the said GRANTOR do by these presents, grant, bargain, sell and convey unto

**Richard Mumalo**

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama to wit:


**Lots 2 & 57, according to the survey of Greystone, 7th Sector, Phase I, as recorded in Map Book 18, Pages 120 A, B, C, in the Probate Office of Shelby County, Alabama.**

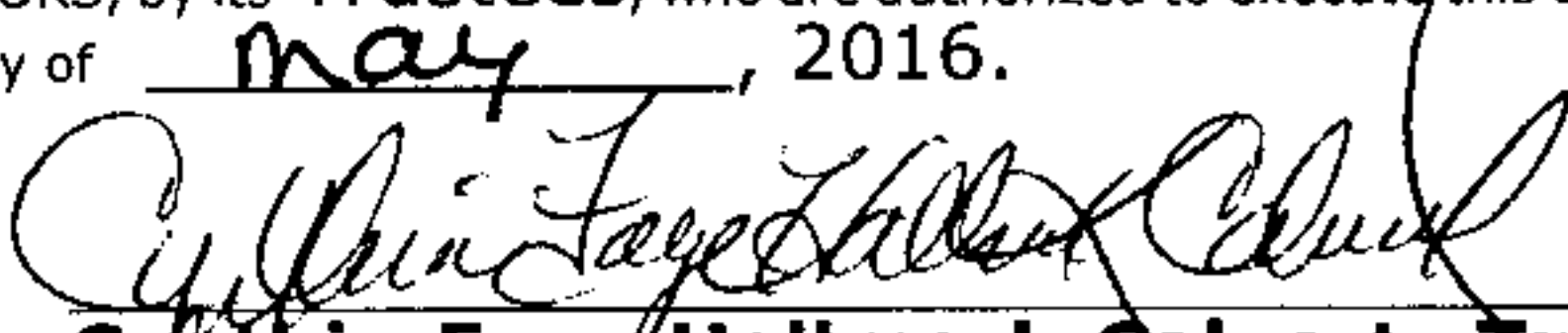
There are excepted from the warranties of this deed all easements, restrictions of record, and current ad valorem taxes.


TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.


And said GRANTORS do for itself/themselves, its/their successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that it/they are lawfully seized in fee simple of said premises, that it/they are free from all encumbrances, unless otherwise noted above, that it/they have a good right to sell and convey the same as aforesaid, that it/they will and its/their successors and assigns shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said GRANTORS, by its Trustees, who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 17th day of May, 2016.

  
20160531000186100 1/2 \$220.00  
Shelby Cnty Judge of Probate, AL  
05/31/2016 02:18:53 PM FILED/CERT

  
**Cynthia Faye Hallmark Calvert, Trustee of the Family Trust Created in the Last Will and Testament of Mary R. Hallmark, deceased**

  
**Ted Steven Hallmark, Trustee of the Family Trust Created in the Last Will and Testament of Mary R. Hallmark**

  
**Ronald E. Calvert, Trustee of the Family Trust Created in the Last Will and Testament of Mary R. Hallmark, deceased**

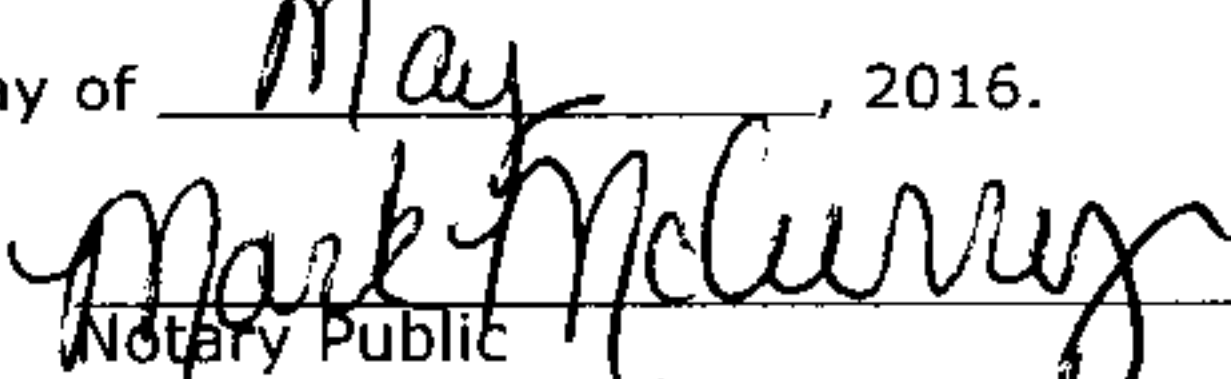
  
**Grant McDonald, Trustee of the Family Trust Created in the Last Will and Testament of Mary R. Hallmark, deceased**

Shelby County, AL 05/31/2016  
State of Alabama  
Deed Tax: \$200.00

**STATE OF ALABAMA, COUNTY OF** Morgan

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cynthia Faye Hallmark Calvert, Ted Steven Hallmark, Ronald E. Calvert and Grant McDonald, whose names as Trustees of the Family Trust Created in the Last Will and Testament of Mary R. Hallmark, deceased,** are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, 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 17 day of May, 2016.

  
Notary Public  
My Commission Expires: 11/23/2019

**FILE NO:16-0488/ab**

Real Estate Sales Validation Form

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

Grantor's Name: Family Trust Created in the Last and Testament of Mary R. Hallmark

Mailing Address: 9484 Hwy 31  
Warrior AL 35180

Grantee's Name: Richard Mumalo

Mailing Address: 1013 Greystone Parc Rd  
Birmingham, AL 35242

Property Address: 8068 & 8069 Castlehill Rd  
Birmingham, AL 35242

Date of Sale: May 16, 2016

Total Purchase Price \$200000

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  
  x   Closing Statement

\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information reference 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: May 16, 2016

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

Print Cynthia Faye Hallmark Calvert  
Sign Cynthia Faye Hallmark Calvert  
Grantor/Grantee/Owner/Agent) circle one

Form RT-1

