

**This instrument was prepared by:**

T. Wade Wilson  
Gilmore & Rowley  
Attorneys at Law, LLC  
1905 7<sup>th</sup> Street  
Tuscaloosa, AL 35401



20160708000238100 1/3 \$91.00  
Shelby Cnty Judge of Probate, AL  
07/08/2016 01:10:43 PM FILED/CERT

**STATE OF ALABAMA )  
COUNTY OF SHELBY )**

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Hesston Cavin and Kelly Cavin, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Robert D. Lovell and Helen W. Lovell** (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either of them, then to the survivor of them, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

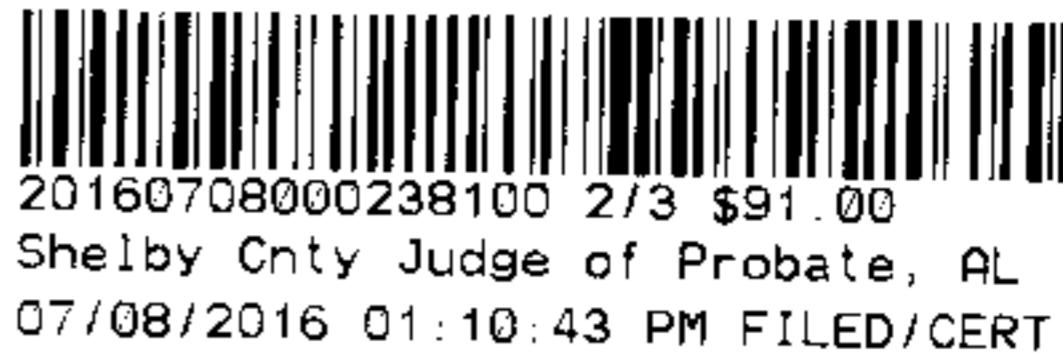
Lot 25, according to the survey of Brook Highland, 1<sup>st</sup> Sector, a map or plat of which is recorded in Map Book 12, at Page 62 A&B in the Probate Office of Shelby County, Alabama, said reference being hereby made in aid of and as a part of this description.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

**AND SAID GRANTOR**, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this  
the 6 day of July, 2016.



Hesston Cavin by Dianne B. Binkley his attorney in fact  
Hesston Cavin by Dianne B. Binkley his  
Attorney in Fact as recorded in \_\_\_\_\_  
Book \_\_\_\_\_, at Page \_\_\_\_\_ in the  
Probate Office of Shelby County, Alabama.

Kelly Cavin by Dianne B. Binkley her attorney in fact  
Kelly Cavin by Dianne B. Binkley her  
Attorney in Fact as recorded in \_\_\_\_\_  
Book \_\_\_\_\_, at Page \_\_\_\_\_ in the  
Probate Office of Shelby County,  
Alabama.

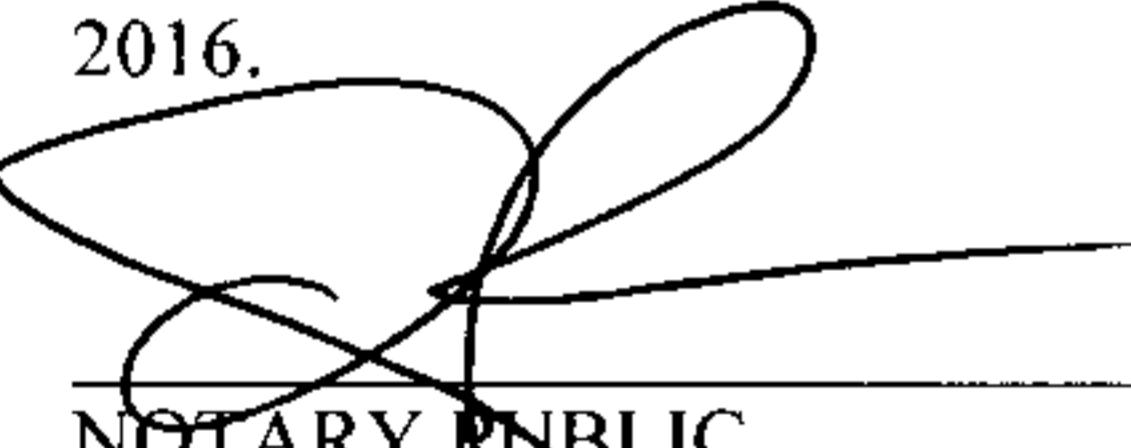
STATE OF ALABAMA )

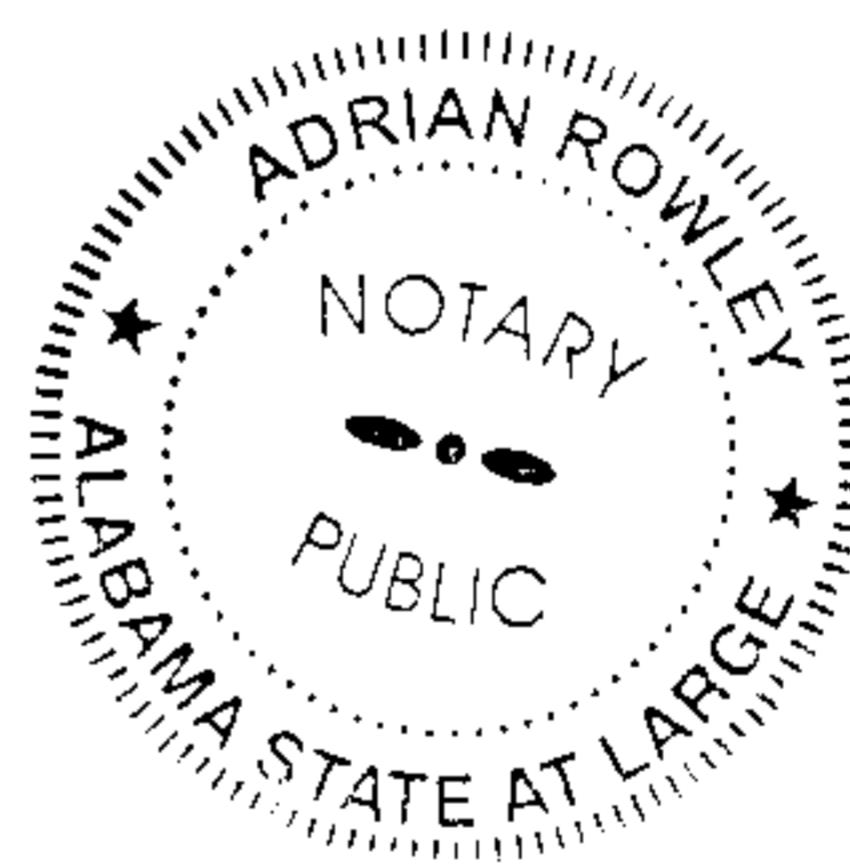
)

COUNTY OF TUSCALOOSA )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Dianne B. Binkley**, whose name as Attorney in Fact for **Hesston Cavin, a married man**, 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 Instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6 day of July, 2016.

  
NOTARY PUBLIC  
My Commission Expires: 5-13-18



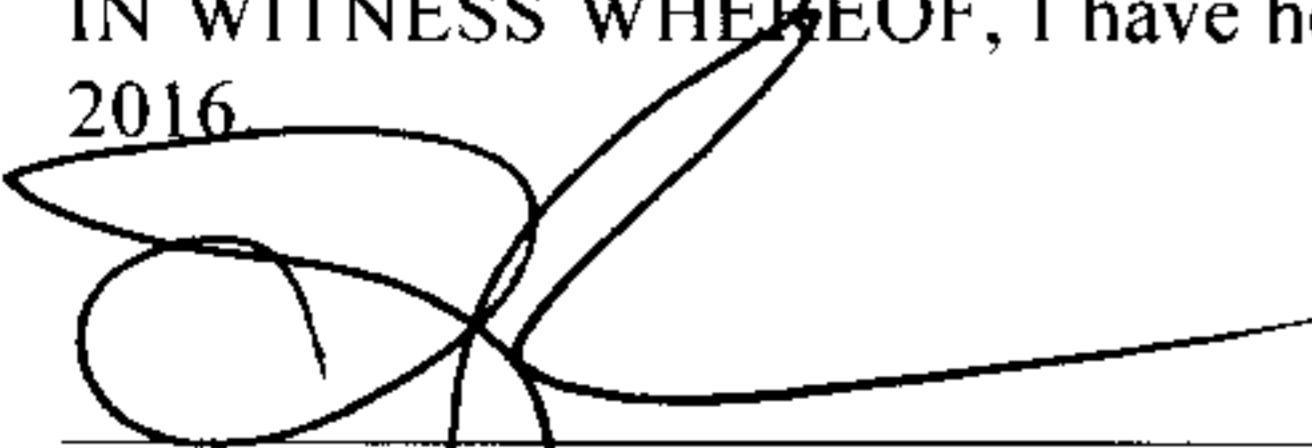
STATE OF ALABAMA )

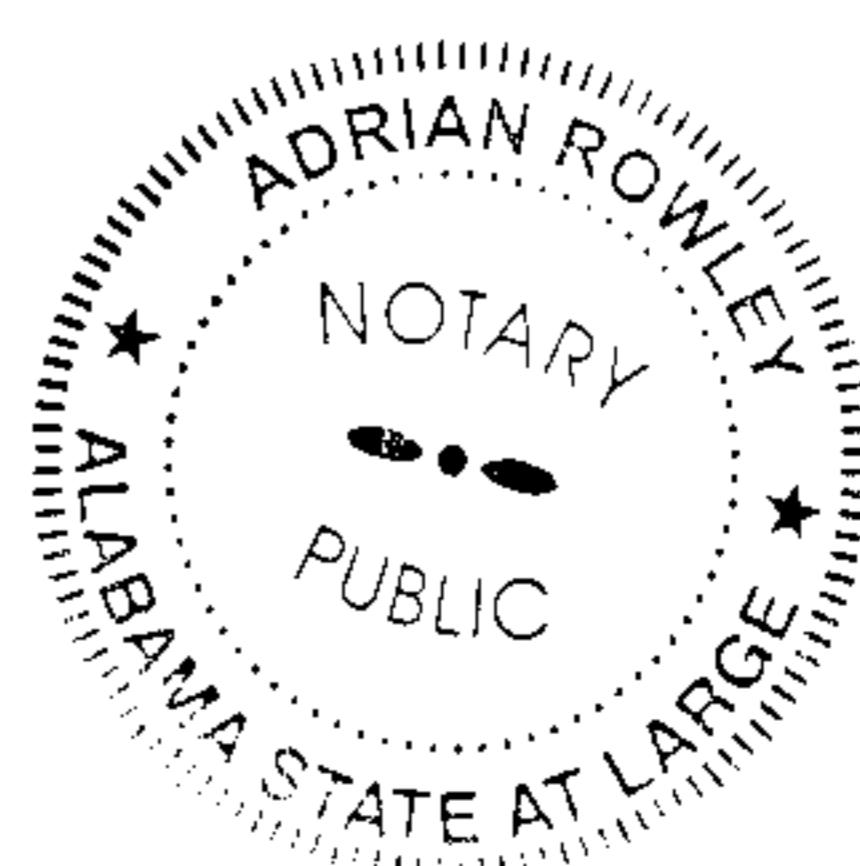
)

COUNTY OF TUSCALOOSA )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Dianne B. Binkley**, whose name as Attorney in Fact for **Kelly Cavin, a married woman**, 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 Instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6 day of July, 2016.

  
NOTARY PUBLIC  
My Commission Expires: 5-13-18



## Real Estate Sales Validation Form

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

Grantor's Name      Hesston Cavin  
Mailing Address      Kelly Cavin  
                            2032 Glen Eagle Lane  
                            Birmingham, AL 35242

Grantee's Name      Robert D. Lovell  
Mailing Address      Helen W. Lovell  
                            3212 Brook Highland Trace  
                            Birmingham, AL 35242

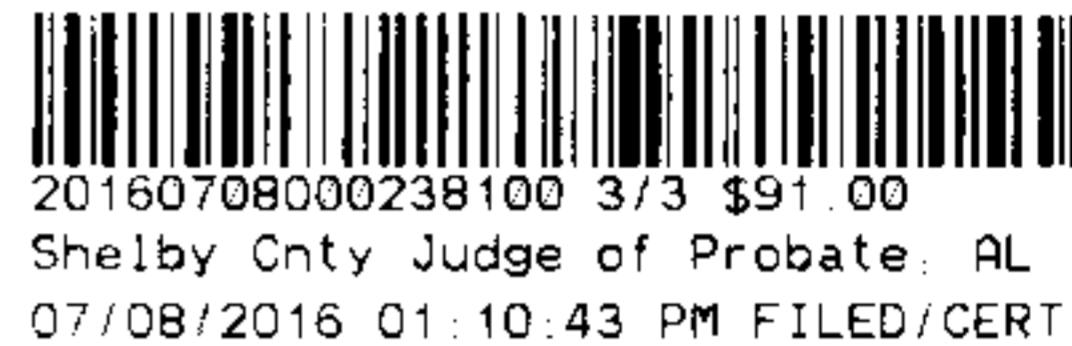
Property Address      3212 Brook Highland Trace  
                            Birmingham, AL 35242

Date of Sale      6/06/16  
Total Purchase Price \$ 405,000.00  
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 - 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 \_\_\_\_\_

Print Jennifer Huffman

\_\_\_\_ Unattested

Sign Jennifer Huffman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

[Print Form](#)

Form RT-1