

After Recording Send Tax Notice To:

Robert M. Byrd
Sylvia L. Byrd
12975 Highway 17
Montevallo, AL 35115

20160909000327790
09/09/2016 01:10:55 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, **Robert M. Byrd, Jr. and Sylvia L. Byrd**, husband and wife (herein referred to as Grantor), who certify that the property conveyed hereby does not constitute our homestead, grant, bargain, sell and convey unto **Robert M. Byrd, Jr. and Sylvia L. Byrd, Trustees of the Sylvia L. Byrd Management Trust dated May 4, 2000, and any amendments thereto** (herein referred to as Grantee), as tenants in common, the real estate described below situated in Shelby County, Alabama, to wit:

Commence at the SE corner of the SW ¼ of the NE ¼ Section 12, Township 24, Range 15 East and run south 86 deg. 45 min. West 418.4 feet to the point of beginning of the land herein described: thence continue south 86 deg. 45 min. west for 171 feet; thence south 11 deg. 44 min. East for 131.66 feet; thence north 49 deg. 30 min. East for 48.2 feet; thence North 46 deg. 00 min. East 151.8 feet to the point of beginning, being in the NW ¼ of SE ¼ of Section 12, Township 24, Range 15 East. Being situated near Lay Lake.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.

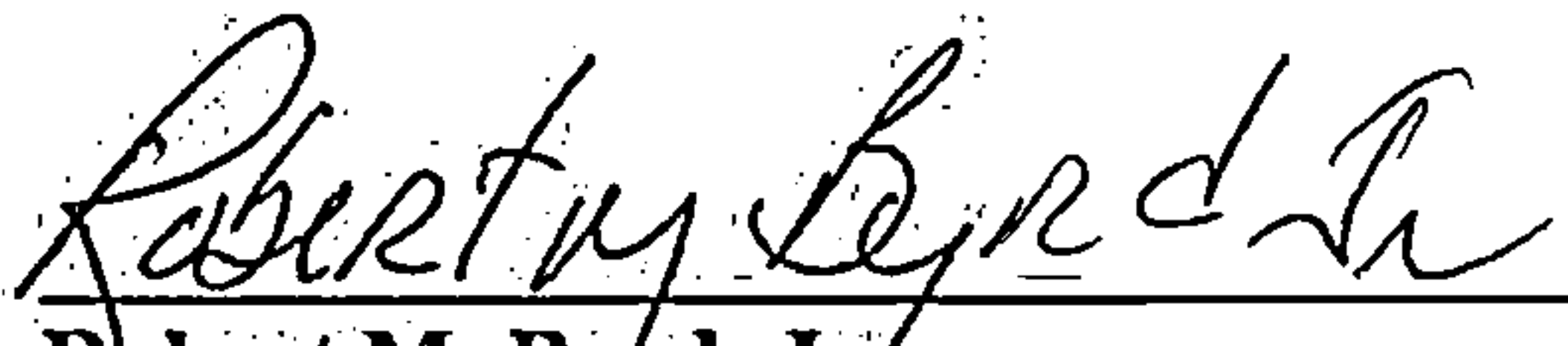
Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

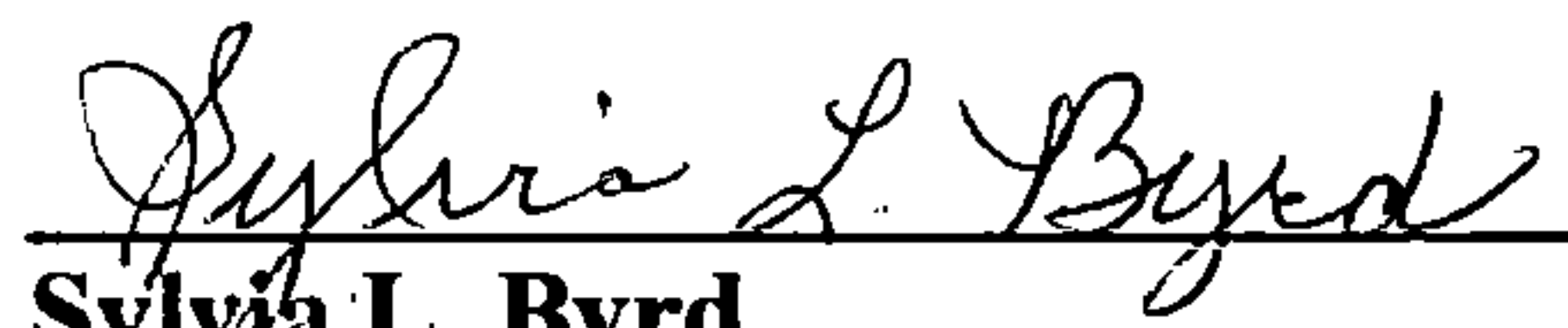
AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances,

unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 30th day of August, 2016.

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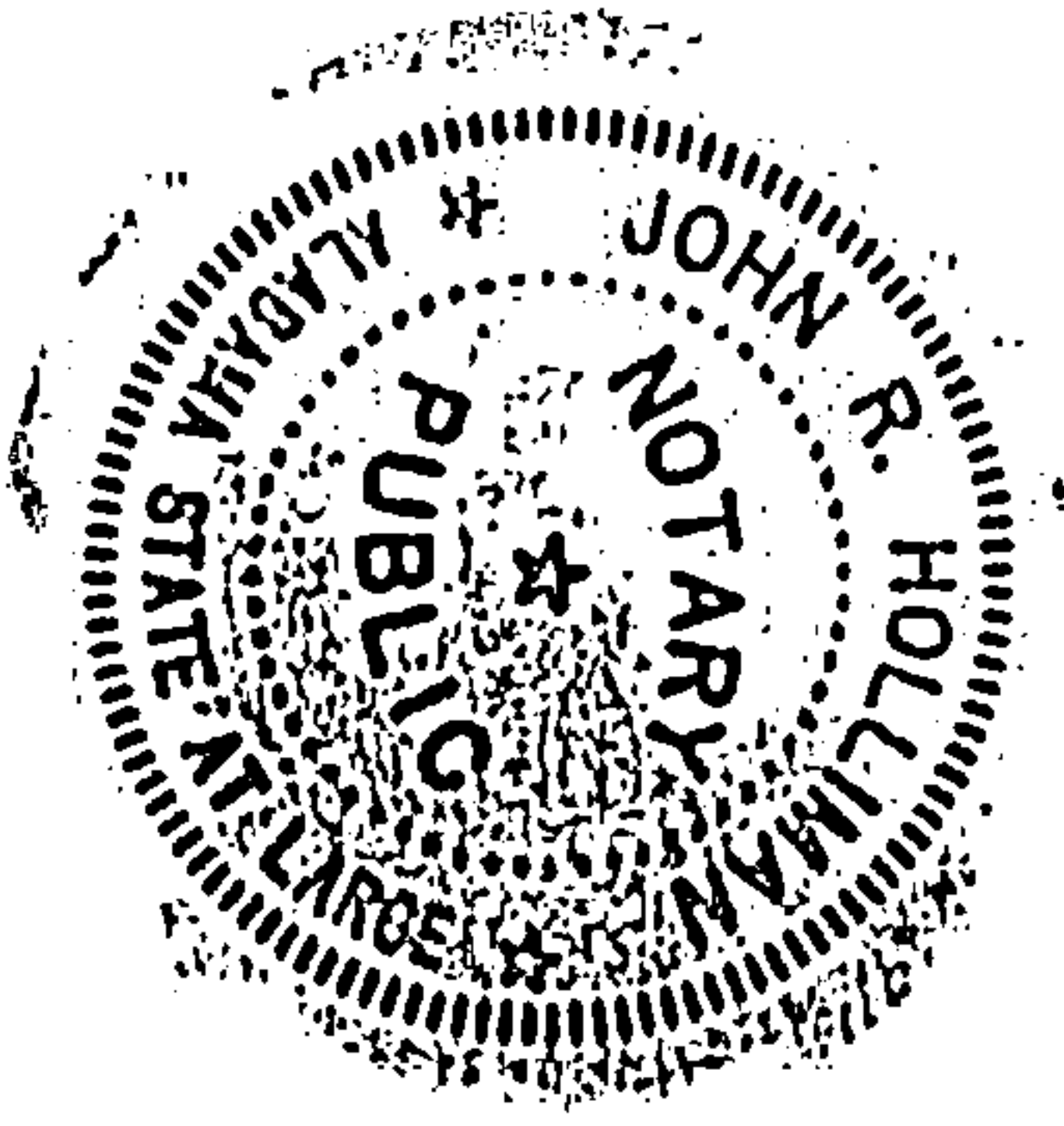

Robert M. Byrd, Jr.


Sylvia L. Byrd

STATE OF ALABAMA

COUNTY OF SHELBY

I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that Robert M. Byrd, Jr. and Sylvia L. Byrd, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.



Given under my hand and official seal of office
this 30th day of August, 2016.


John R. Holliman, NOTARY PUBLIC
My Commission Expires: August 29, 2018

This Document Prepared By:

John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
205-663-0281

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 M. Byrd and Sylvia L.
Mailing Address Byrd
12975 Highway 17
Montevallo, AL 35115

Grantee's Name Robert M. Byrd, Jr. and Sylvia L. Byrd
Mailing Address Trustees of the Sylvia L. Byrd
Management Trust dated
May 4, 2000

Property Address Lay Lake lot located in Sec 12;
Township 24; Range 15 East

Date of Sale August 30, 2016
Total Purchase Price \$
or
Actual Value \$

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Assessor's Market Value \$ 10,000

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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☐ Closing Statement

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 John B. Holliman

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/09/2016 01:10:55 PM
\$31.00 CHERRY
20160909000327790

Print Form

Form RT-1