

After Recording Send Tax Notice To:

Ty B. Mask
1021 8th Avenue SW
Alabaster, AL 35007

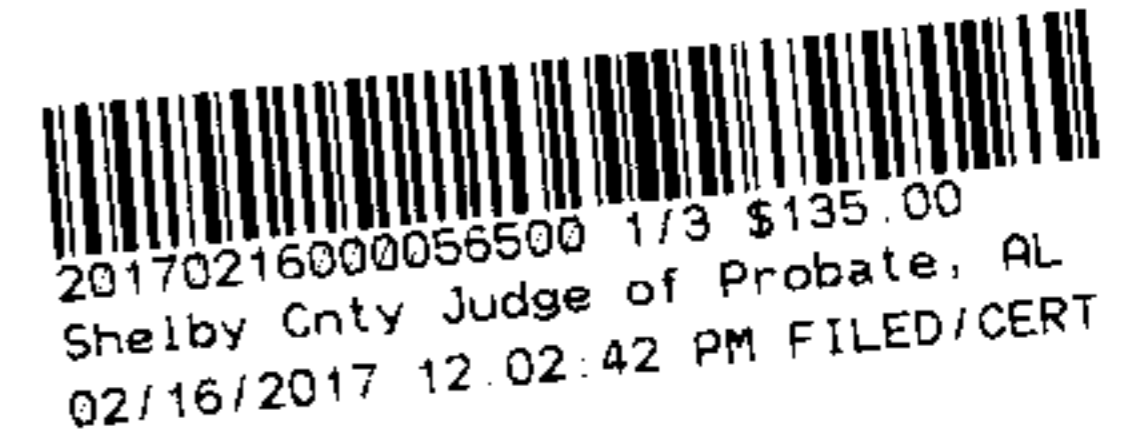
Shelby County, AL 02/16/2017
State of Alabama
Deed Tax: \$113.00

WARRANTY DEED
TITLE OF DOCUMENT

STATE OF ALABAMA

Know all men by these presents:

SHELBY COUNTY



THAT in consideration of valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **BRENDA R. DAVIS and JOY R. WILLIS, TRUSTEES of the ROPER RESIDENCE TRUST dated September 28, 2010**, (herein referred as grantor) who certify that the property conveyed hereby does not constitute our homestead, grants, bargains, sells and conveys unto to **Ty B. Mask**, a single man, (herein referred to as grantee) our interest in the real estate described below situated in Shelby County, Alabama, to wit.

Lot 1, Block 3, According to the survey of Bermuda Hills, 1st Sector, as recorded in Map Book 6, Page 1 in the Probate Office of Shelby County, Alabama.

And being the same property conveyed unto the Grantor herein by Violet Roper, by deed dated September 28, 2010, and recorded in the Probate Office of Shelby County, Alabama as Document 2010110000376460 and commonly known as 1021 8th Avenue SW, Alabaster, AL 35007.

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 and his assigns 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, his heirs and assigns, that we are 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 successors in interest 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, IN WITNESS WHEREOF, the **ROPER RESIDENCE TRUST dated September 28, 2010**, has caused this deed to be executed by its duly authorized Trustees, **BRENDA R. DAVIS and JOY R. WILLIS** this 14th day of February, 2017.

ROPER RESIDENCE TRUST dated September 28, 2010



BRENDA R. DAVIS, Trustee



JOY R. WILLIS, Trustee

GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA


COUNTY OF SHELBY

I, Steve Bailey, a Notary Public at large in said State, hereby certify that **BRENDA R. DAVIS and JOY R. WILLIS**, as Trustees of the **ROPER RESIDENCE TRUST dated September 28, 2010**, signed 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.

NOTARY STAMP / SEAL


Given under my hand and official seal of office
this 14th day of February, 2017.





NOTARY PUBLIC
My Commission Expires: May 13, 2018

This Document Prepared By:
Steve Bailey
Elder Law Firm of Steve Bailey
2000 Providence Park, Suite 200
Birmingham, AL 35242
205-263-5060


20170216000056500 2/3 \$135.00
Shelby Cnty Judge of Probate, AL
02/16/2017 12:02:42 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Brenda Davis
Mailing Address 19311 River Dr.
Shelby AL 35143

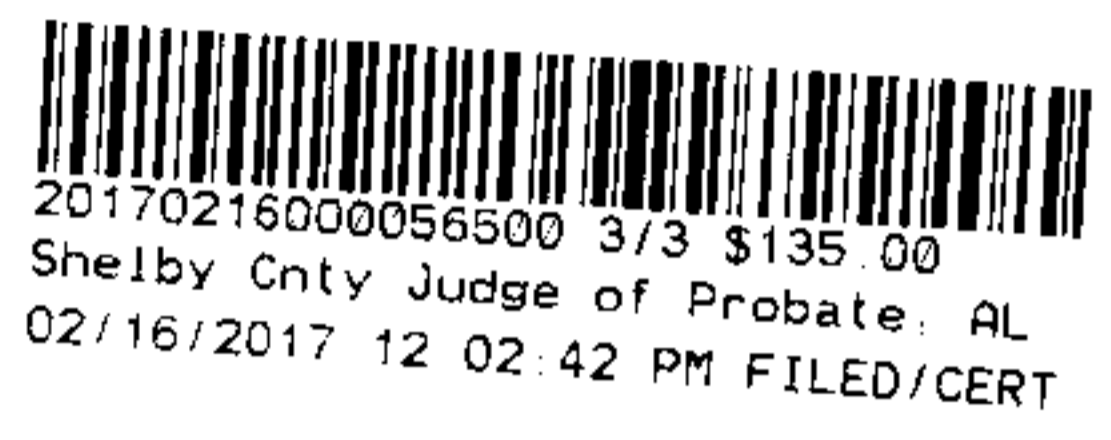
Grantee's Name Ty Mask
Mailing Address 1021 8th Ave SW
Alabaster 35007

Property Address 1021 8th Ave SW
Alabaster 35007

Date of Sale 2/14/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 112 900

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 2/16/17
Unattested

Print BRENDA R. DAVIS
Sign Brenda R. Davis
(Grantor/Grantee/Owner/Agent) circle one

(verified by)