

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Emily Werth
1106 Arrowhead Trl
Alabaster, AL 35007

GENERAL WARRANTY DEED

20170601000191950
06/01/2017 11:23:36 AM
DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-Eight Thousand Nine Hundred And No/100 Dollars (\$158,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Joseph D. Grill and/or Randall W. Grill, as Co-Trustees of The Grill Property Trust, U/A dated July 22, 2014, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Emily Werth (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 1 and 2, Block 2, according to the Map and Survey of Navajo Hills Second Sector, recorded in Map Book 5, Page 24, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$164,143.00 executed and recorded simultaneously herewith.

Randall W. Grill and Randal W. Grill are one and the same.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 21, 2017.

Joseph D. Grill and Randall W. Grill, as Co-Trustees of The Grill Property Trust, dated July 22, 2014

BY:


Joseph D. Grill
Trustee

BY:


Randall W. Grill
Trustee

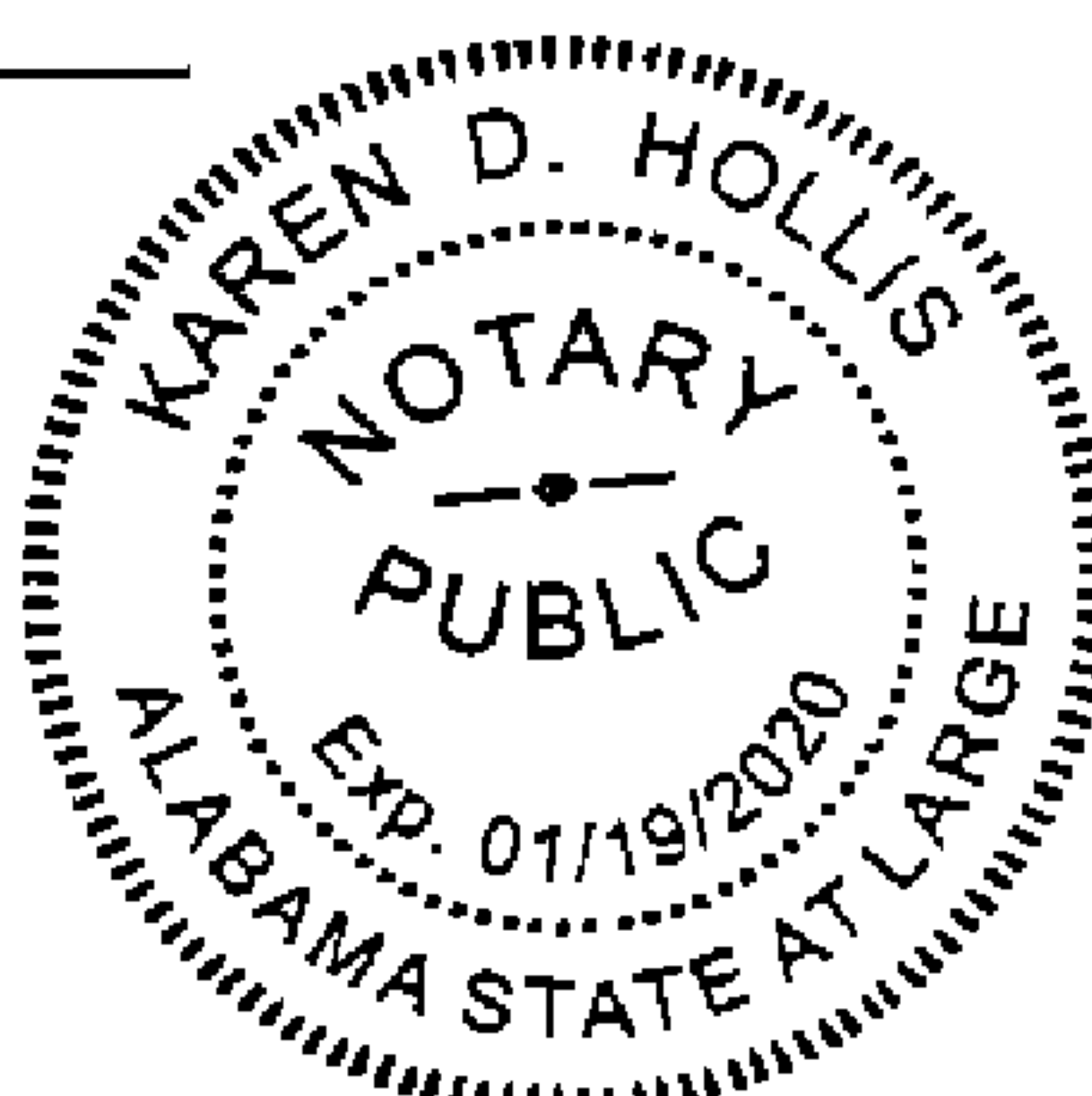
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Joseph D. Grill and/or Randall W. Grill, as Co-Trustees of The Grill Property Trust whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 21st day of April, 2017.


Notary Public

My commission expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Joseph D. Grill and Randall W. Grill, as Co-Trustees of The Grill Property Trust, dated July 22, 2014	Grantee's Name	Emily Werth
Mailing Address	<u>1106 Arrowhead Trl</u> <u>Alabaster, AL 35007</u>	Mailing Address	638 Pinecrest Dr Childersburg, AL 35044
Property Address	1106 Arrowhead Trl Alabaster, AL 35007	Date of Sale	April 21, 2017
		Total Purchase Price	\$158,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Joseph D. Grill and Randall W. Grill, as Co-Trustees of The Grill Property Trust, dated July 22, 2014, , .

Grantee's name and mailing address - Emily Werth, 638 Pinecrest Dr, Childersburg, AL 35044.

Property address - 1106 Arrowhead Trl, Alabaster, AL 35007

Date of Sale - April 21, 2017.

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.

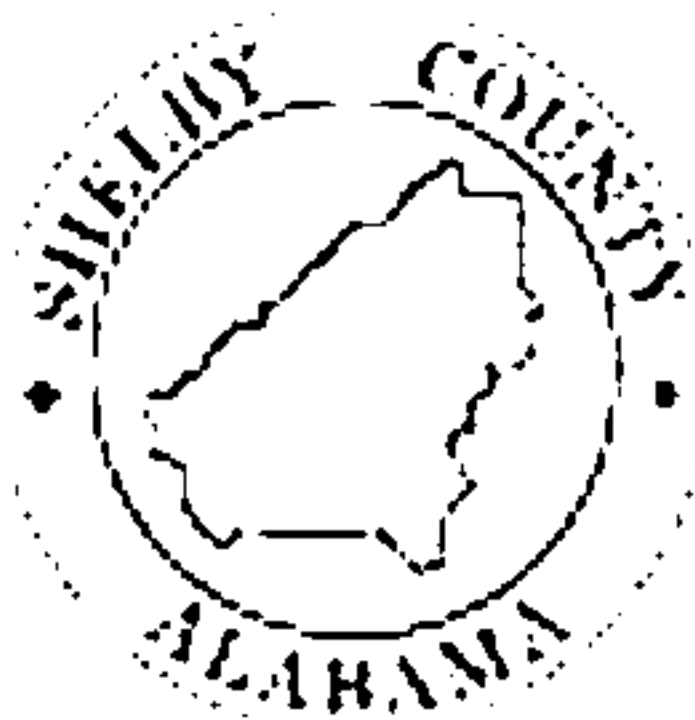
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes with be used and the taxpayer will be 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: April 21, 2017

Patrick F. Smith

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2017 11:23:36 AM
\$19.00 DEBBIE
20170601000191950

