

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

SEND TAX NOTICE TO:
James W. Gore and Cheryl M. Gore
1409 Greystone Parc Ln
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Sixty Thousand And No/100 Dollars (\$460,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Lori G. Wills, as Trustee of the Lori G. Wills Revocable Trust dated October 11, 2012 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James W. Gore and Cheryl M. Gore (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 70, according to the Map and Survey of Parc of Greystone, recorded in Map Book 32, Page 42, 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 \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 1, 2017.

The Lori G. Wills Revocable Trust dated
October 11, 2012

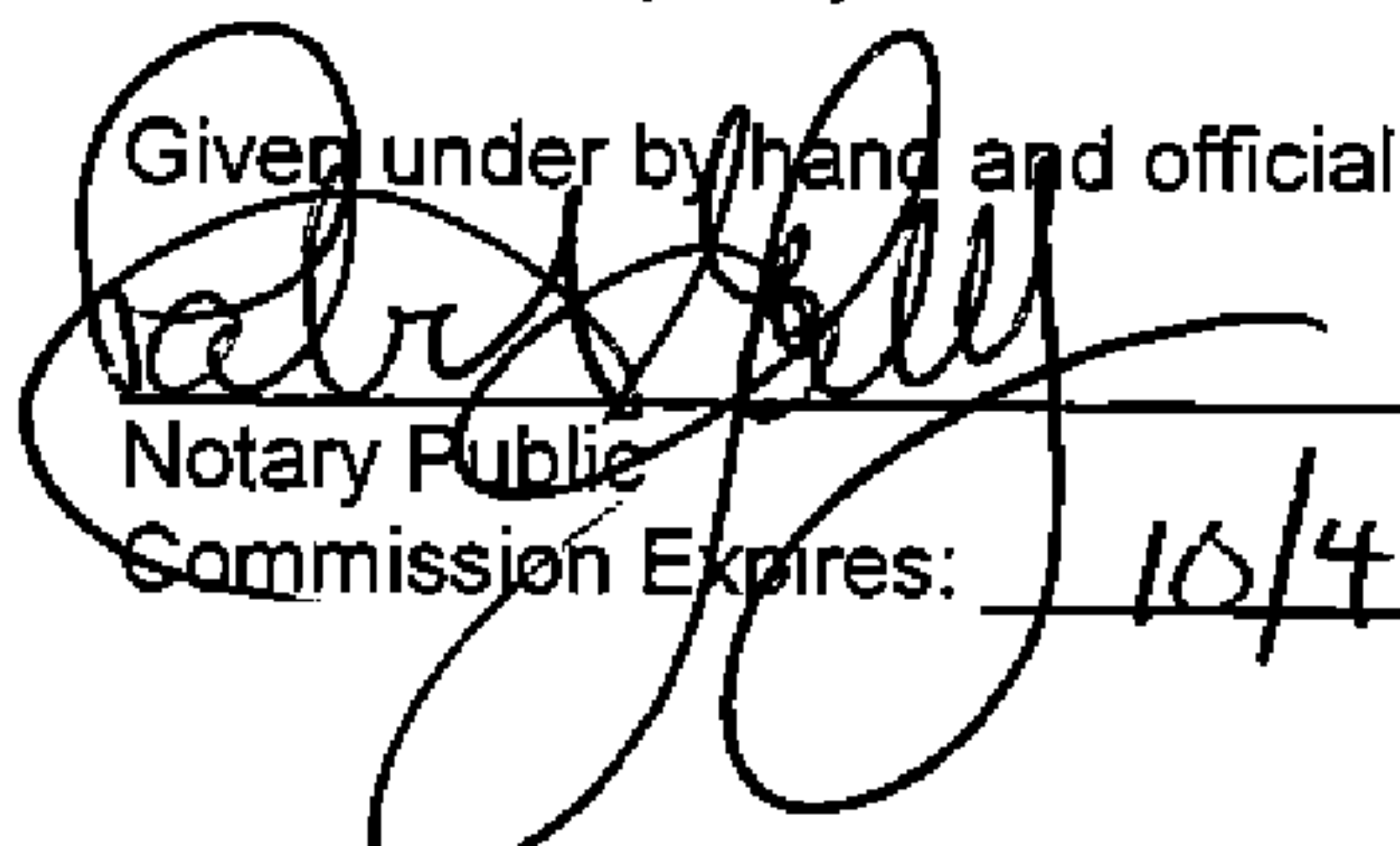


Lori G. Wills, Trustee

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Lori G. Wills, whose name as Trustee of Lori G. Wills Revocable Trust dated October 11, 2012 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 conveyancy, she, as Trustee and with full authority, executed the same voluntarily and in her capacity for and as the act of said Trust.

Given under my hand and official seal this 1st day of May 2017.



Notary Public
Commission Expires: 10/4/17

Real Estate Sales Validation Form

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

Grantor's Name	The Lori G. Wills Revocable Trust dated October 11, 2012	Grantee's Name	Jim Gore and Cheryl Gore
Mailing Address	1409 Greystone Parc Ln Birmingham, AL 35242	Mailing Address	1409 Greystone Parc Ln Birmingham, AL 35242

Property Address 1409 Greystone Parc Ln
Birmingham, AL 35242

Date of Sale May 1, 2017
Total Purchase Price \$460,000.00

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

☐ 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 - The Lori G. Wills Revocable Trust dated October 11, 2012, 1409 Greystone Parc Ln, Birmingham, AL 35242.

Grantee's name and mailing address - Jim Gore and Cheryl Gore, 1409 Greystone Parc Ln, Birmingham, AL 35242.

Property address - 1409 Greystone Parc Ln, Birmingham, AL 35242

Date of Sale - May 1, 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 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 1, 2017

James W. Gore
Cheryl M. Gore

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/06/2017 12:34:10 PM
\$478.00 CHERRY
20170606000198830

James W. Gore