

WARRANTY DEED

State of Alabama
Jefferson County

Send Tax Notice to: Carol J Lilly
487 Foothills Parkway, Chelsea, AL 35043

Know all men by these presents:

That in consideration of Five Hundred and No/100 Dollars (\$500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Dennis E Cleckner, Revocable Trust under Agreement Dated August 14, 2008 herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Carol J Lilly (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, according to the subdivision Plat of Foothills Point, as recorded in Map Book 32, at Page 33 in the Office of the Judge of probate Of Shelby County, Alabama

Subject to Easements, Restrictions, and Rights Of Way of Record.

Carol Joy Cleckner and Carol J Lilly are one and the same

This Deed was prepared without the benefit of a Title Exam

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 23rd day of May, 2017.

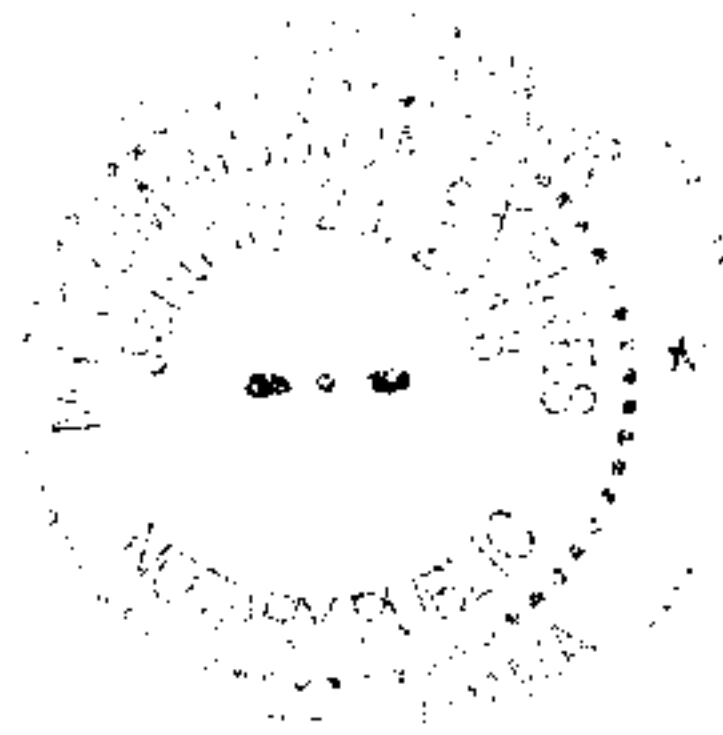
Shelby County, AL 06/19/2017
State of Alabama
Deed Tax \$200.00

2008
BY: Carol Joy Clickner
As: Trustee

I, The Undersigned, a notary public, hereby certify that Carol Joy Cleckner__ whose name(s) as Trustee(s)__ of the Dennis E Cleckner Revocable Trust, under Agreement dated August 14, 2008__ is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that Carol Joy Cleckner__ in her capacity as Trustee, did executed the same voluntarily and as their act on the day the same bears date.

Notary Public
My Commission Expires: _____

Prepared by: Jeremy L Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



20170619000214730 2/3 \$221.00
Shelby Cnty Judge of Probate, AL
06/19/2017 09:13:38 AM 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	Dennis e Cleckner Revocable Trust under agreement dated 8/14/08	Grantee's Name	Carol J Lilly
Mailing Address	487 Foothills Pkwy Chelsea, AL 35043	Mailing Address	487 Foothills Parkway Chelsea, AL 35043
Property Address	487 Foothills Parkway Chelsea, AL 35043	Date of Sale	May 23, 2017
		Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$200,000.00

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 checked="" type="checkbox"/> Other Already own
<input 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 - 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: May 23 2017

Print

Unattested

(verified by)

Sign: Carol Jay Cleckner
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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Shelby Cnty Judge of Probate, AL
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