

20170628000230760 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
06/28/2017 12:17:38 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. BOX 1319
Clanton, Alabama 35046

Shelby County, AL 06/28/2017
State of Alabama
Deed Tax: \$3.00

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:

106 Daventry Dr.
Calera, AL 35040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred Fifty-Nine Thousand Dollars (\$159,000.00) and other valuable considerations to the undersigned GRANTOR, **Marion C. White and Jean C. White, Trustees, or their successors in trust, under the White Living Trust, dated April 30, 2002**, in hand paid by the GRANTEES, **Albert M. Umphrey and wife Patricia K. Umphrey**, receipt whereof is acknowledged, We, the said GRANTORS, do hereby grant, bargain, sell and convey unto the said GRANTEES, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 61, Daventry, Sector 1, a subdivision, according to a map or plat thereof which is on file of record in the office of the Judge of Probate of Shelby County, Alabama, in Map Book 26 page 98, reference to which is hereby made in aid of and as a part of this description.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

\$156,120.00 of the Purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Instrument #20020611000275900

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns in fee simple forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor has not permitted or suffer any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 23rd day of June, 2017.

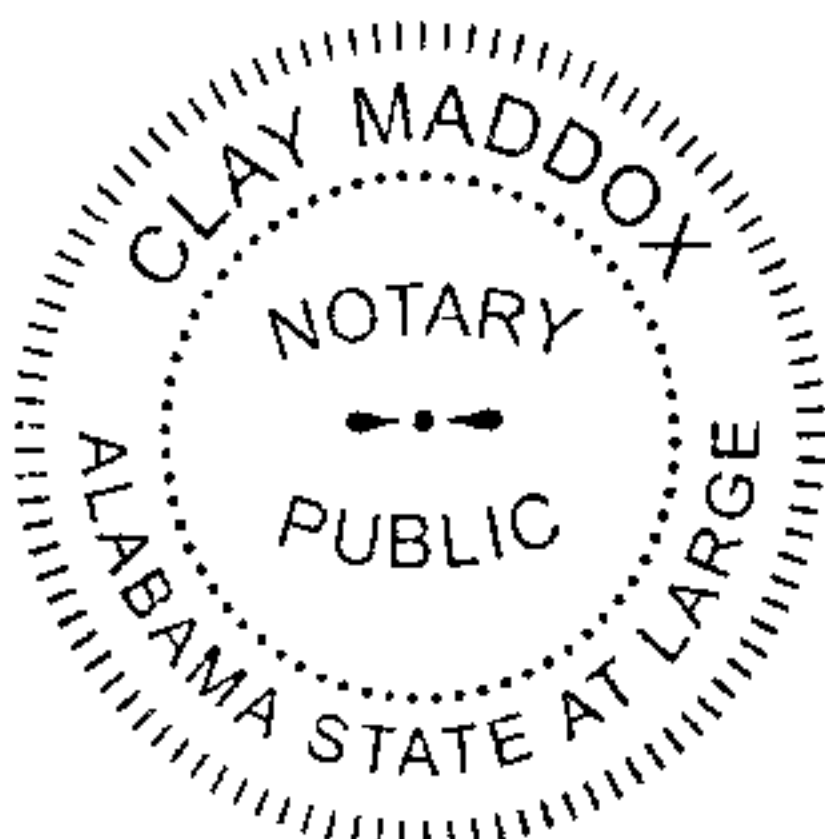
Marion C White
Marion C. White
Trustees, White Living Trust, dated April 30, 2002

Jean C White
Jean C. White
Trustees, White Living Trust, dated April 30, 2002

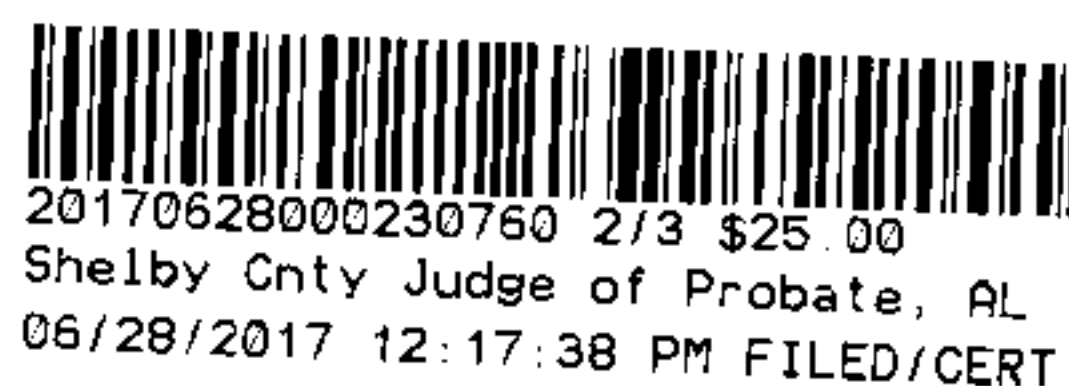
STATE OF ALABAMA)
)
CHILTON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Marion C. White and Jean C. White, Trustees, or their successors in trust, under the White Living Trust, dated April 30, 2002**, 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 conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 2017.



[Signature]
NOTARY PUBLIC
My Commission Expires: 4-22-19



Real Estate Sales Validation Form

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

Grantor's Name White Living Trust
Mailing Address 6102 Fawnhurst Dr.
Anniston, AL 36206

Grantee's Name Albert & Patricia Umphrey
Mailing Address 106 Davenport Dr.
Calera, AL 35040

Property Address Same as Grantee

Date of Sale 6-23-17

Total Purchase Price \$ 159,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



20170628000230760 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
06/28/2017 12:17:38 PM FILED/CERT

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 6-23-17

Print

Clay Maddox

Sign

[Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1