

This Instrument Prepared By:
Lynn Campisi
Lynn Campisi, P. C.
3008 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To: *Allen Montgomery*
3504 Wyngate Drive
Birmingham, AL 35242

WARRANTY DEED (Plain)

State of Alabama
SHELBY COUNTY:

Know all Men by These Presents, that in consideration of **one dollar and other good and valuable consideration** to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Margaret Nash Montgomery**, a single person, (herein referred to as grantor), do grant, bargain, sell and convey unto **John Allen Montgomery and Rebecca Elizabeth Longworth**, (herein referred to as grantee) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 59, according to the survey of Navajo Hills, Seventh Sector, as recorded in Map Book 7, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year
2. Easements, restrictions, and reservations of record

Shelby County: AL 06/29/2017
State of Alabama
Deed Tax: \$99.50

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

The grantor, Margaret Nash Montgomery, specifically reserves a life estate in the property being conveyed herein.

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 have hereunto set my/our hand and seal this 7 day of September, 2016.



20170629000232640 1/3 \$120.50
Shelby Cnty Judge of Probate, AL
06/29/2017 12:17:45 PM FILED/CERT

Margaret Nash Montgomery
Margaret Nash Montgomery

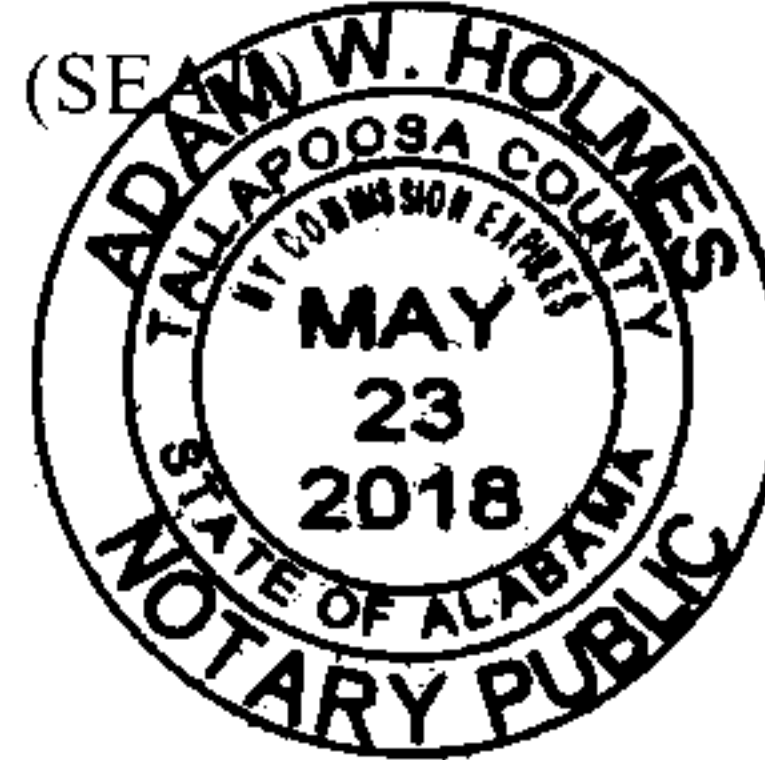
General Acknowledgment


STATE OF ALABAMA) *WVH*
COUNTY OF ~~JEFFERSON~~) *Shelby*

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Margaret Nash Montgomery, whose name(s) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of September 2016.

Adam W. Holmes
Notary Public
My commission expires: 05-23-2018




20170629000232640 2/3 \$120.50
Shelby Cnty Judge of Probate, AL
06/29/2017 12:17:45 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 Margaret Montgomery
Mailing Address _____

Grantee's Name John Montgomery
Mailing Address 3504 Wynngate Dr
Birmingham, AL 35292

Property Address 1512 Sequoia Trail
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 148,700.23 = 99,132



20170629000232640 3/3 \$120.50
Shelby Cnty Judge of Probate, AL
06/29/2017 12:17:45 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 Tax Office

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 6/29/17

Print John Montgomery

☒ Unattested

[Signature]
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1