

Send Tax Notice To:

Tyler Thrash  
Ashley Deavers  
326 Bedford Cir  
Cahaba AL 35040

20170721000261150

07/21/2017 11:07:10 AM

DEEDS 1/6

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, Kevin Mendenhall, as Personal Representative of the Estate of Gerald L. Irwin, deceased, Shelby County Probate Case No. PR-2017-000265 and Elizabeth Irwin, a single person, Emilia Mendenhall, a married person, Jephtha Irwin, a married person, Alan Armstrong, a single person, and Ian Armstrong, a single person, being the heirs at law of Gerald L. Irwin (herein referred to as Grantor), who certify that the property conveyed hereby does not constitute our homestead or the homestead of our spouses, grant, bargain, sell and convey unto Tyler Thrash and Ashley Deavers (herein referred to as Grantee), as tenants in common, the real estate described below situated in Shelby County, Alabama, to wit:

***Lot 729, according to the Survey of Savannah Pointe,  
Sector, VII, as recorded in Map Book 31, Page 101, in  
the Probate Office of Shelby County, Alabama.***

To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, on the dates below.

The Estate of Gerald L. Irwin, Deceased

Kevin Mendenhall  
Kevin Mendenhall, Personal Representative

Elizabeth D. Irwin  
Elizabeth Irwin

Emilia J Mendenhall  
Emilia Mendenhall

Jeptna Irwin  
Jeptna Irwin

Alan Armstrong  
Alan Armstrong

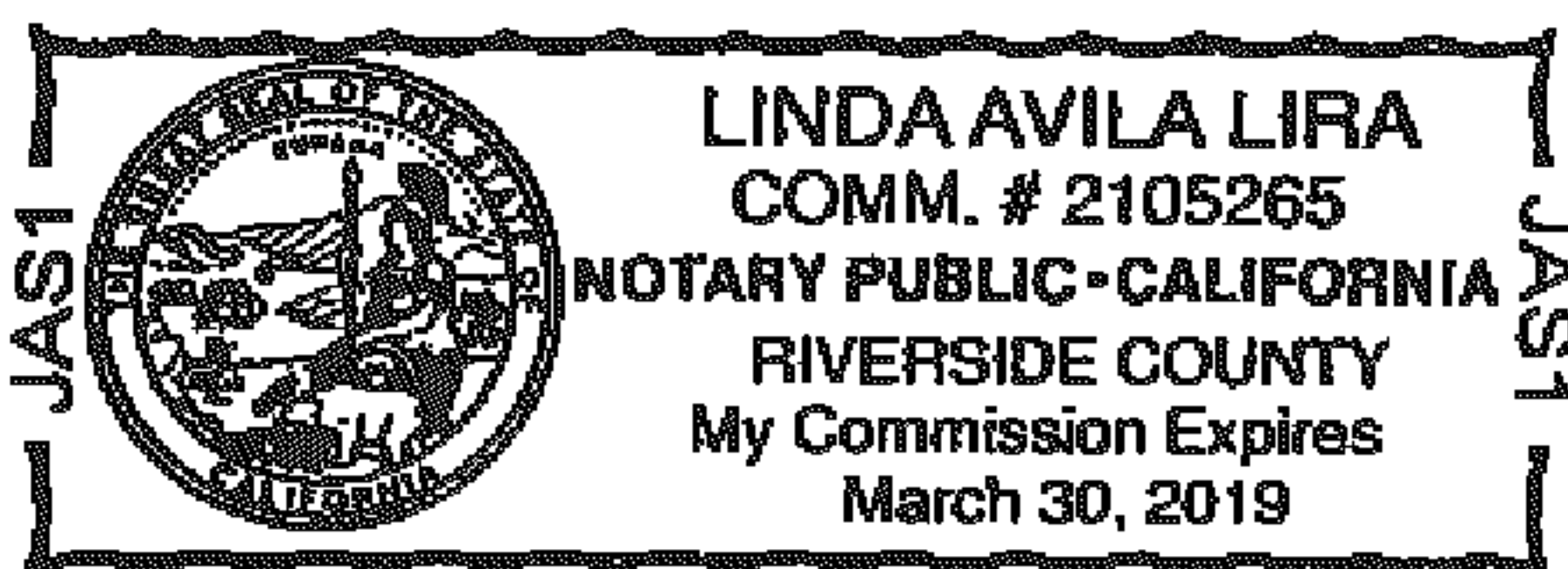
Ian Armstrong  
Ian Armstrong

STATE OF California

COUNTY OF Riverside

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kevin Mendenhall in his capacity as Personal Representative of the Estate of Gerald L. Irwin, deceased, with full authority whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office  
this 3 day of July, 2017.



[Signature]  
NOTARY PUBLIC  
My Commission Expires:

STATE OF Alabama  
COUNTY OF Escambia

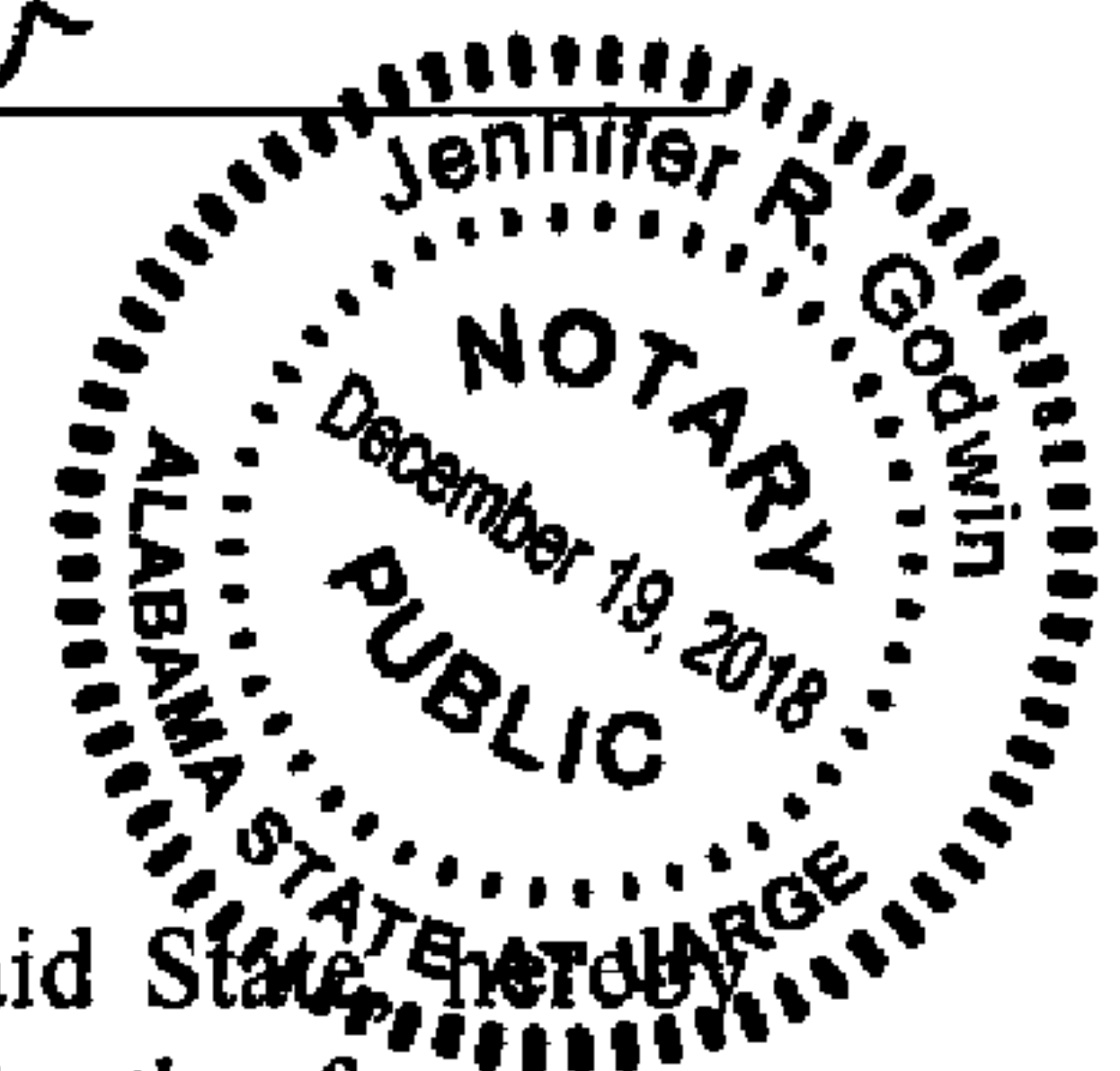
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Irwin, a single person whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office  
this 14<sup>th</sup> day of July, 2017.

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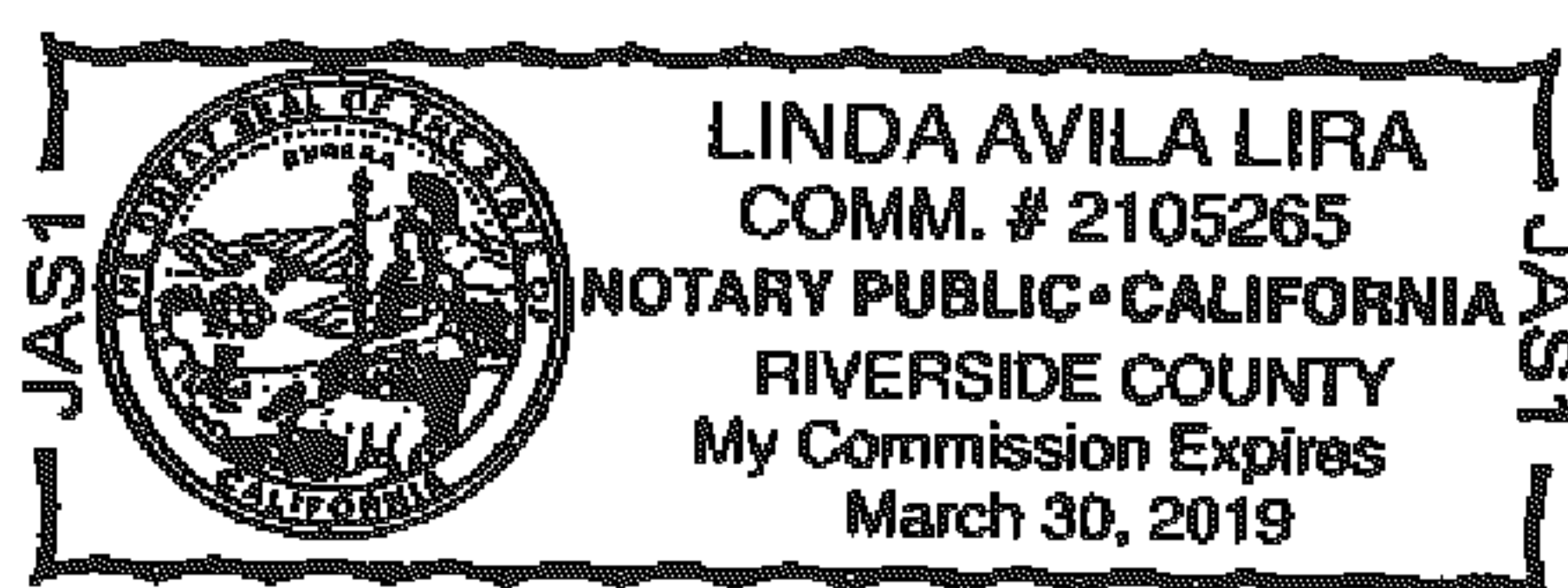
STATE OF California  
COUNTY OF Riverside

Jennifer R. Godwin  
NOTARY PUBLIC  
My Commission Expires:



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Emilia Mendenhall, a married person, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office  
this 3 day of July, 2017.



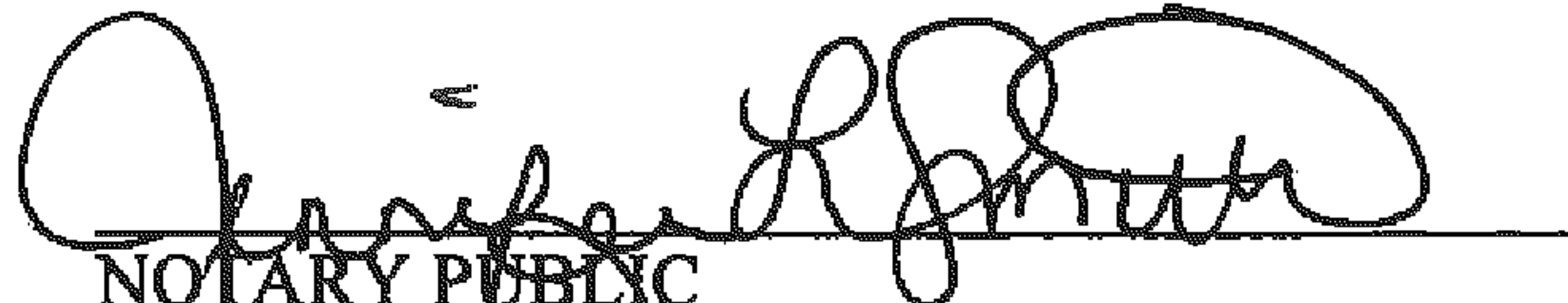
[Signature]  
NOTARY PUBLIC  
My Commission Expires:

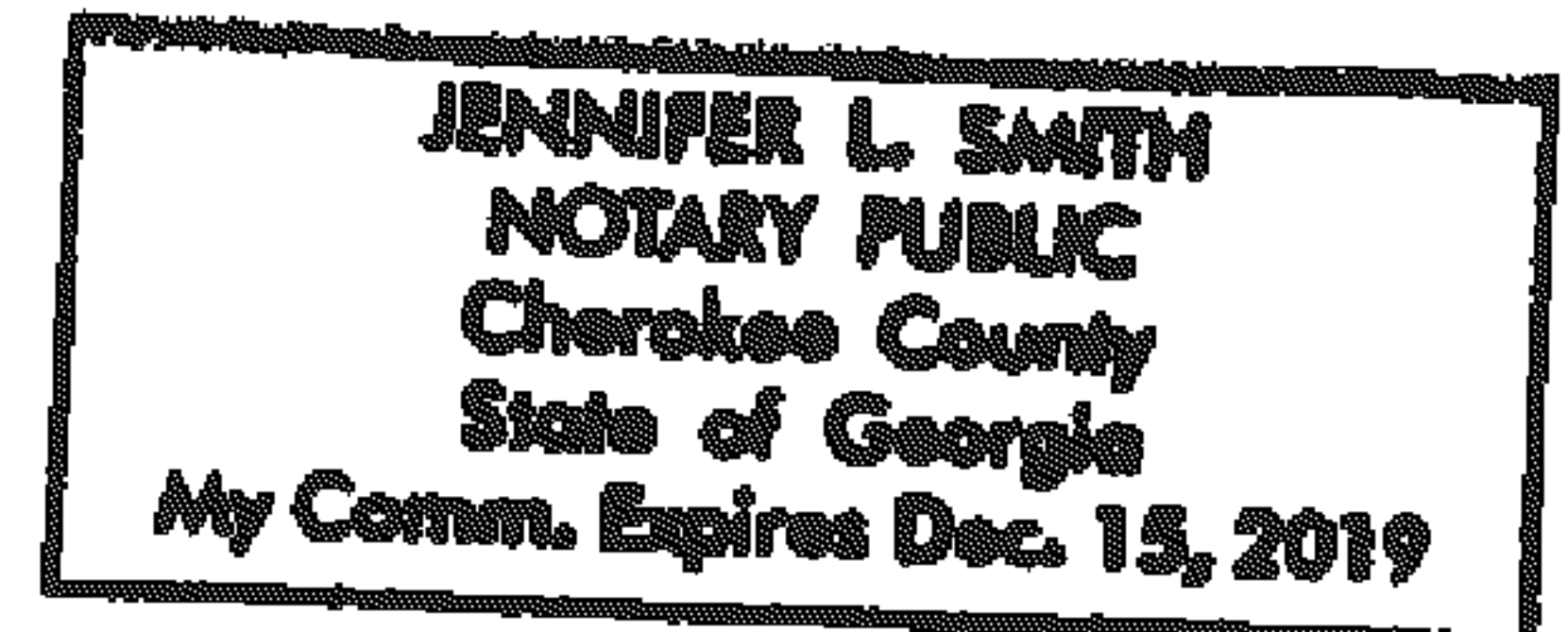
STATE OF Georgia

COUNTY OF Cherokee

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jephtha Irwin, a married person, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office  
this 7 day of July, 2017.

  
NOTARY PUBLIC  
My Commission Expires:




STATE OF AlABama

COUNTY OF SHEIBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alan Armstrong, a single person, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office  
this 12 day of July, 2017.

  
NOTARY PUBLIC  
My Commission Expires: 08-29-2018

STATE OF AlABAMA



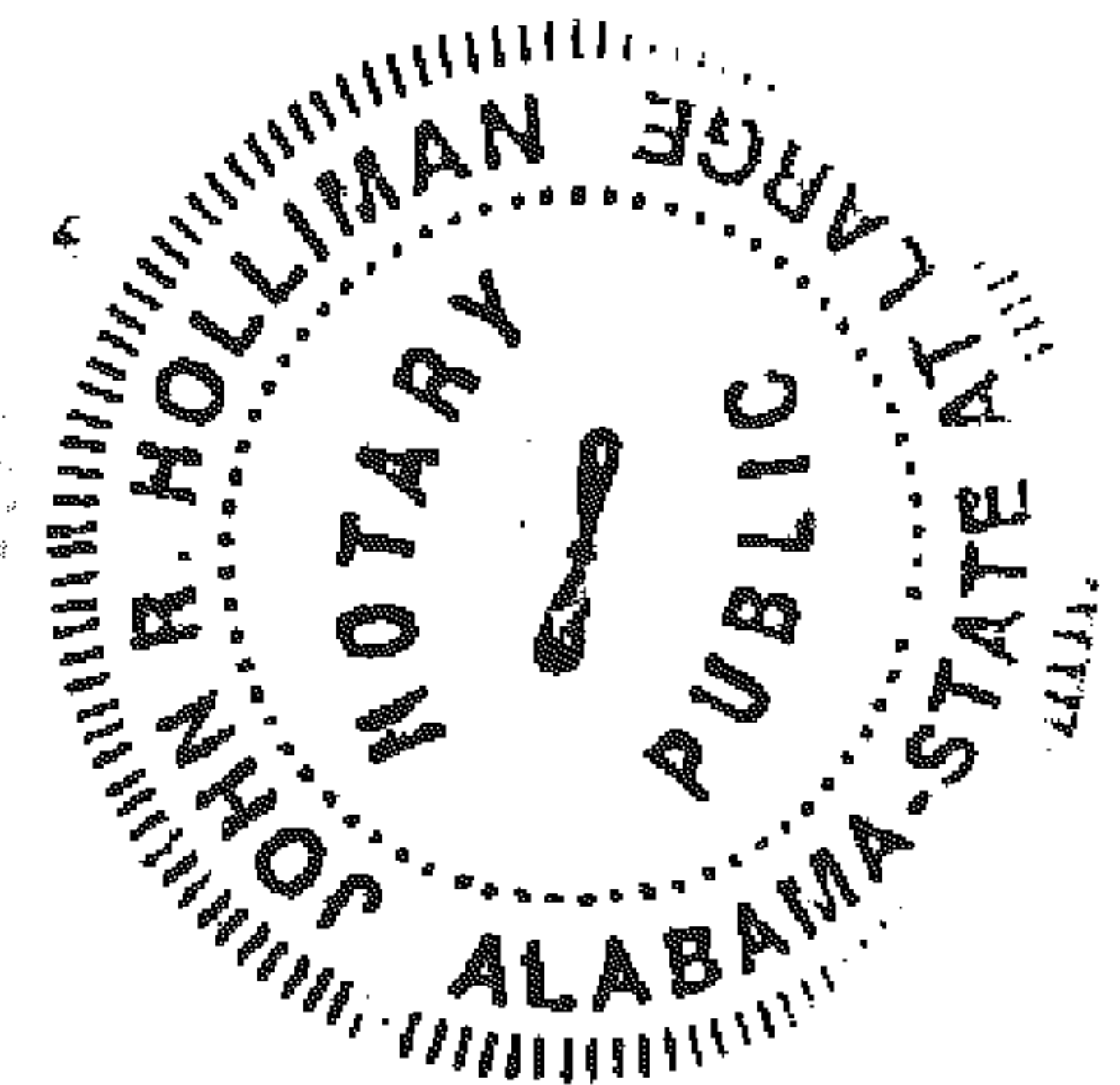
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ian Armstrong, a single person, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office  
this 12 day of July, 2017.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 08-29-2018





# Real Estate Sales Validation Form

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

Grantor's Name Estates of Gerald L. Irwin  
Mailing Address \_\_\_\_\_

Grantee's Name Devon Tyler Thrash  
Mailing Address Ashley Dravers

Property Address 326 Bedford Cir  
Calera AL 35040

Date of Sale 7/14/17  
Total Purchase Price \$ 150,000

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

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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 7/14/17

Print Denneth B. St. J. Lee

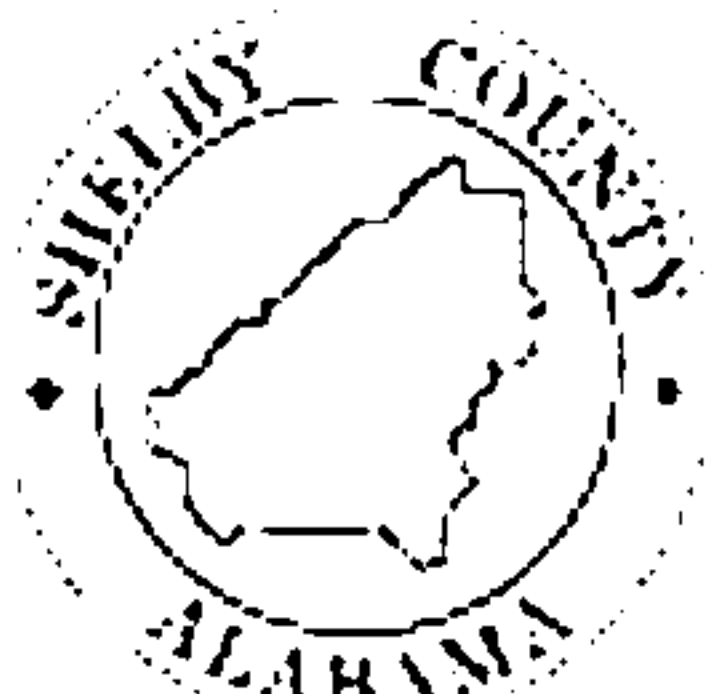
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/21/2017 11:07:10 AM  
\$31.00 CHERRY  
20170721000261150

*[Signature]*