

20170928000354010
09/28/2017 02:22:17 PM
DEEDS 1/4

Return to:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

(3)

Order Number:
63559607~ 4145e99
33 85984468

WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Tax Notices to:
454 Eaton Road
Birmingham, AL 35242

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **MYRTICE A. CARR**, an unmarried woman, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **MYRTICE A. CARR, KATHERINE A. CHANCE, and TIMOTHY J. CARR, Trustees, or their Successors in Trust, under THE CARR LIVING TRUST, DATED FEBRUARY 24, 2010, and any amendments thereto**, herein referred to as Grantee, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

Lot 12, according to the Amended Map of Greystone Village, Phase 2, as recorded in Map Book 19, Page 13, in the Probate Office, Shelby County, Alabama.

Prior Deed Reference: Instrument No. _____ & Instrument No. 20100309000068400.

Parcel ID Number: 09 3 05 0 004 012.000

Commonly Known As: 454 Eaton Road, Birmingham, AL 35242

Fair Market Value: \$243,100.00

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Title Source, Inc.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 8th day of September, 2017.

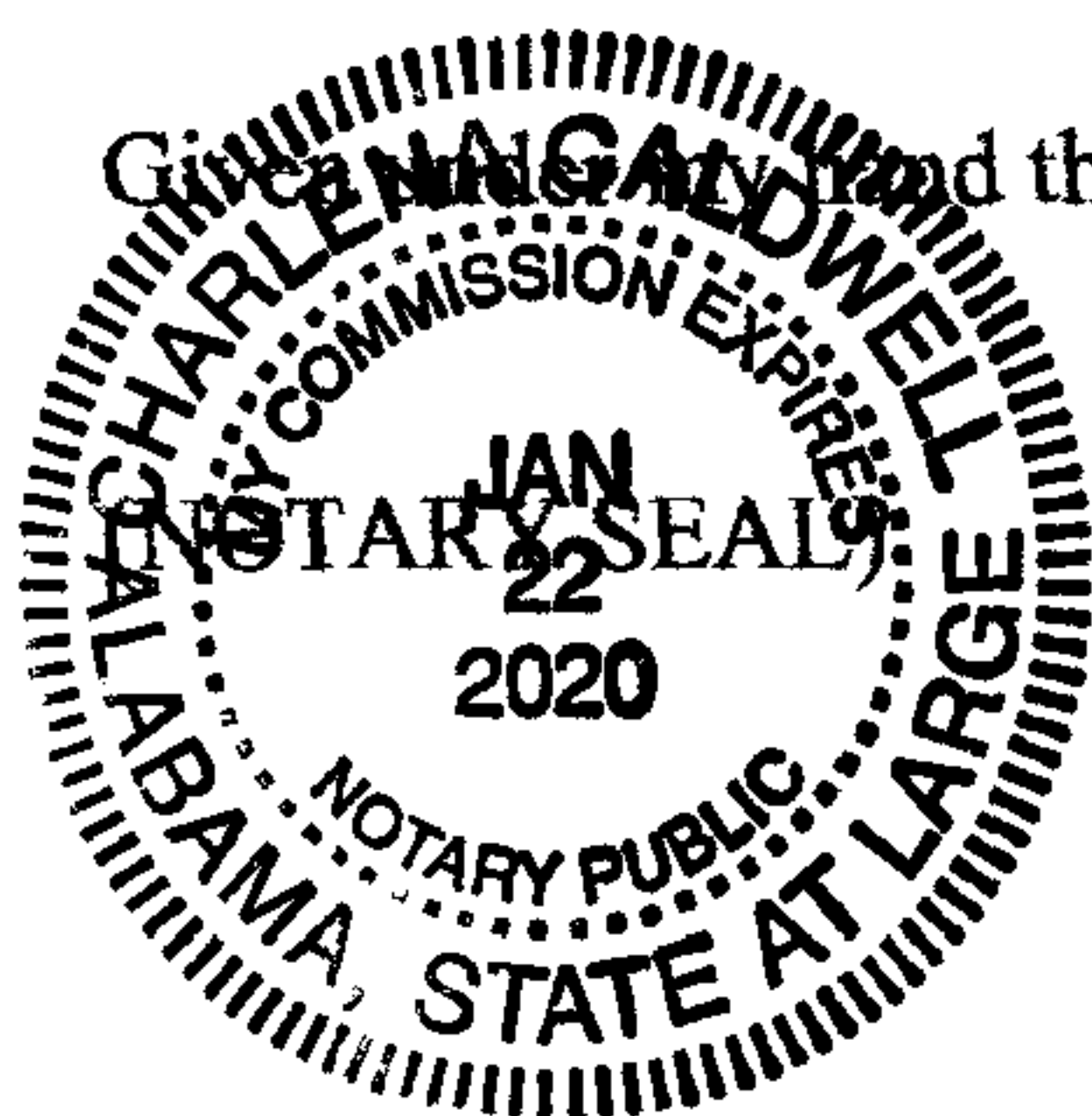
GRANTOR:

Myrtice A. Carr
MYRTICE A. CARR

STATE OF Alabama)
COUNTY OF Shelby)

I, Charlena Caldwell, a Notary Public for the State of Alabama, do hereby certify that **MYRTICE A. CARR**, whose name 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given my hand and this the 8th day of September, 2017.



Charlena Caldwell
Notary Public
My commission expires: 1/22/2020

Charlena Caldwell
My Commission Expires
01/22/2020

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464

EXHIBIT A

Land Situated in the County of Shelby, in the State of Alabama.

Lot 12, according to the Amended Map of Greystone Village, Phase 2, as recorded in Map Book 19, Page 13, in the Probate Office, Shelby County, Alabama.

Tax Id Number: 09 3 05 0 004 012.000

Source of Title: Instrument No. _____ & Instrument No. 20100309000068400

Commonly known as: 454 Eaton Road, Birmingham, AL 35242

Real Estate Sales Validation Form

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

Grantor's Name MYRTICE A. CARR
Mailing Address 454 Eaton Road,
Birmingham, AL 35242

Grantee's Name MYRTICE A. CARR, trustee
Mailing Address 454 Eaton Road,
Birmingham, AL 35242

Property Address 454 Eaton Road,
Birmingham, AL 35242

Date of Sale
Total Purchase Price \$

or
Actual Value \$

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Assessor's Market Value \$ 243,100 rtn 243,500 x.001= 243.50

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 county site
☐ 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 9/28/17

Print Amber Russell

Sign X

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/28/2017 02:22:17 PM
\$267.50 CHERRY
20170928000354010

(verified by)

James W. Fuhrmeister