

After Recording Send Tax Notice To:

John T. Douglas
1829 Kirkman Cove
Birmingham, AL 35242

20171026000389120
10/26/2017 03:02:10 PM
DEEDS 1/4

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, **John Travis Douglas aka John T. Douglas and Mary Anne S. Douglas**, husband and wife (herein referred to as Grantor), who certify that the property conveyed hereby constitutes our homestead, grant, bargain, sell and convey unto **John T. Douglas and Mary Anne S. Douglas, Trustees, or their successors in interest, of the Douglas Family Trust dated October 9, 2017, and any amendments thereto.** herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

See attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

THIS PROPERTY IS AND REMAINS THE HOMESTEAD OF THE GRANTOR.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

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 are 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, this October 9, 2017.

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John T. Douglas
John T. Douglas

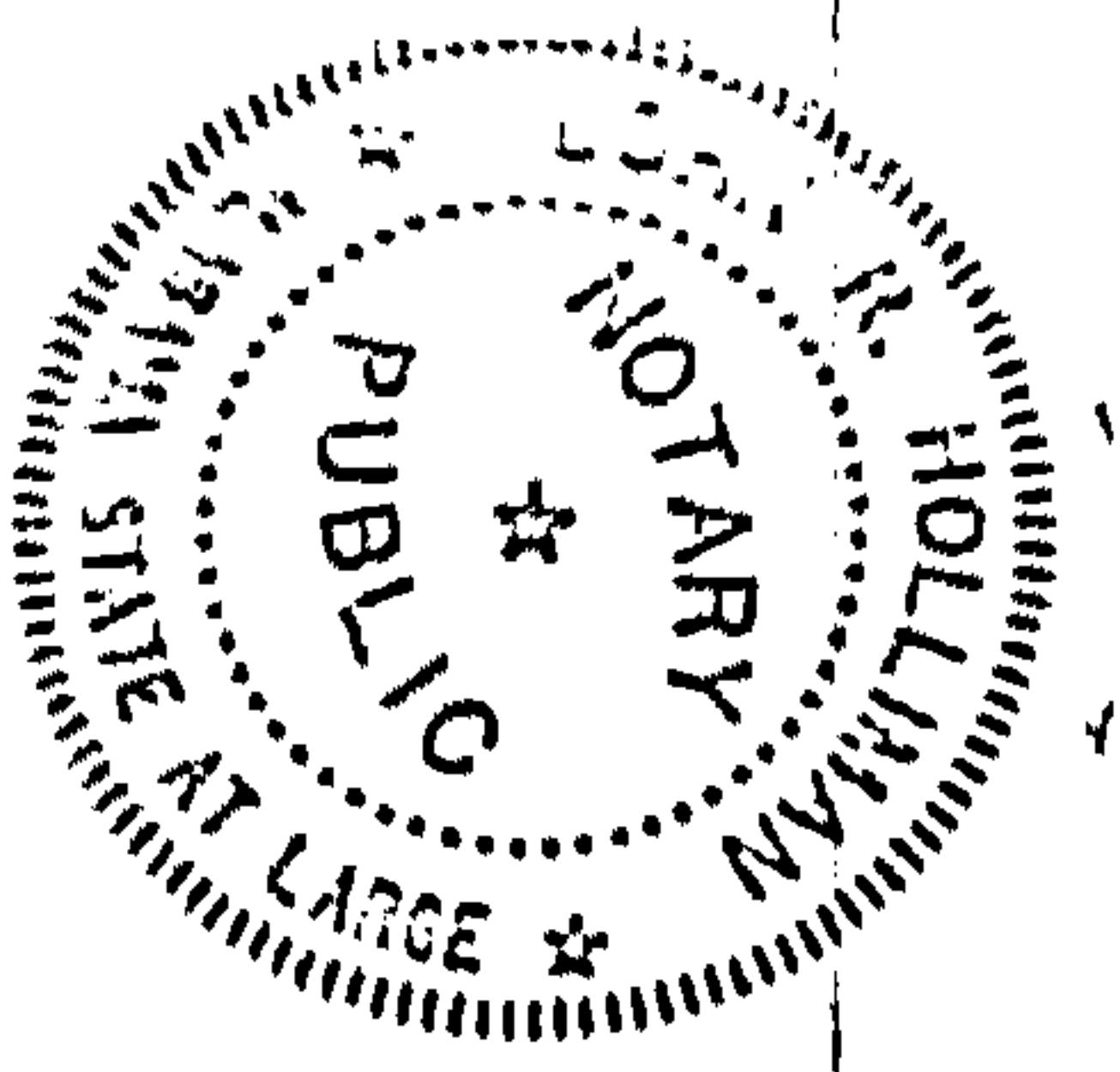
Mary Anne S. Douglas
Mary Anne S. Douglas

STATE OF ALABAMA

COUNTY OF SHELBY

I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that John Travis Douglas aka John T. Douglas and Mary Anne S. Douglas husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office
this October 9, 2017.



John R. Holliman, NOTARY PUBLIC
My Commission Expires: 8/29/2018

This Document Prepared By:

John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
205-663-0281

EXHIBIT "A"

Lot 213, according to the Survey of Kirkman Preserve, Phase 4B, as recorded in Map Book 45, Page 85, in the Probate Office of Shelby County, Alabama.

1. Taxes for the current year not yet due and payable;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;
3. Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 570; Deed Book 187, Page 372; Deed Book 194, Page 336; Deed Book 197, Page 387; Deed Book 217, Page 750; Deed Book 220, Page 67 (Shelby County) and Volume 6271, Page 463 (Jefferson);
4. Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 201, Page 363 and Deed Book 201, Page 365;
5. Right-of-way granted to Shelby County recorded in Deed Book 216, Page 22 to Page 26 and Deed Book 218, Page 262;
6. Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 331, Page 329; Inst. No. 1993-31528 and Inst. No. 1993-31529;
7. Terms, agreements and right of way to Alabama Power Company as recorded in Inst. No. 20050803000391990;
8. Easement to Alabama Gas Company and mineral and mining rights incident thereto recorded in Real Volume 3192, Page 293 in the Probate Office of Jefferson County, Alabama;
9. Restrictions appearing of record in Inst. No. 2014-3114; Inst. No. 2014-24466; Inst. No. 2015-18252, Inst. No. 2015-9129 and Inst. No. 2016-1290.

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Real Estate Sales Validation Form

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

Grantor's Name John Travis Douglas aka John T
Mailing Address Douglas and Mary Anne S.
Douglas
1829 Kirkman Cove
B'ham, AL 35242

Property Address 1829 Kirkman Cove
Birmingham, AL 35242

Grantee's Name John T Douglas and Mary Anne S
Mailing Address Douglas, Trustees, or their successor
in interest, of the Douglas Family Trust
dated October 9, 2017

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

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Assessor's Market Value \$ 458,405.00

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 type="checkbox"/> Other
<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 _____

Print _____

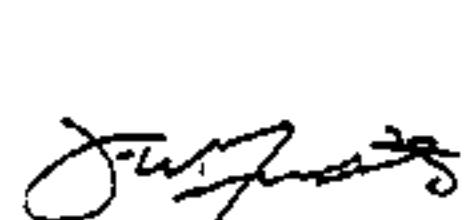
Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge
County Clerk
Shelby County, AL
10/26/2017 03:02:10 PM
S482.50 CHERRY
20171026000389120

(verified by)

 Print Form

Form RT-1