

WARRANTY DEED

20171107000404700 1/2 \$510.00
Shelby Cnty Judge of Probate, AL
11/07/2017 03:17:28 PM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Four Hundred Ninety Thousand and 00/100 (\$490,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **SELDON R. DANIELS, TRUSTEE, UNDER THE DANIELS LIVING TRUST, DATED NOVEMBER 19, 2013 AND ANY AMENDMENTS THERETO – AS TO AN UNDIVIDED ½ INTEREST AND JOYCE L. DANIELS AND JOANNE L. MATHISON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE LEVI LIVING TRUST, DATED MARCH 19, 2012, AND ANY AMENDMENTS THERETO, AS TO AN UNDIVIDED ½ INTEREST,** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **MELISSA J. CISSELL,** referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 7, ACCORDING TO THE MAP OF LEGACY PLACE OF GREYSTONE, AS RECORDED IN MAP BOOK 27, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, restrictive covenants, reservations, conditions, set back lines, limitations, and rights of way as shown by public records.

Subject to any mineral or mining rights leased, granted or retained by prior owners.

Subject to ad valorem taxes for the current year and subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 3RD day of November, 2017.

Seldon R. Daniels - Trustee
SELDON R. DANIELS, TRUSTEE UNDER THE DANIELS LIVING TRUST, DATED NOVEMBER 19, 2013 AND ANY AMENDMENTS THERETO

Joyce L. Daniels Trustee
JOYCE L. DANIELS, TRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE LEVI LIVING TRUST, DATED MARCH 19, 2012

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that **SELDON R. DANIELS, TRUSTEE UNDER THE DANIELS LIVING TRUST, DATED NOVEMBER 19, 2013 AND ANY AMENDMENTS THERETO AND JOYCE L. DANIELS, TRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE LEVI LIVING TRUST DATED MARCH 19, 2012** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they, in their capacity of Trustees and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 3rd day of November, 2017.

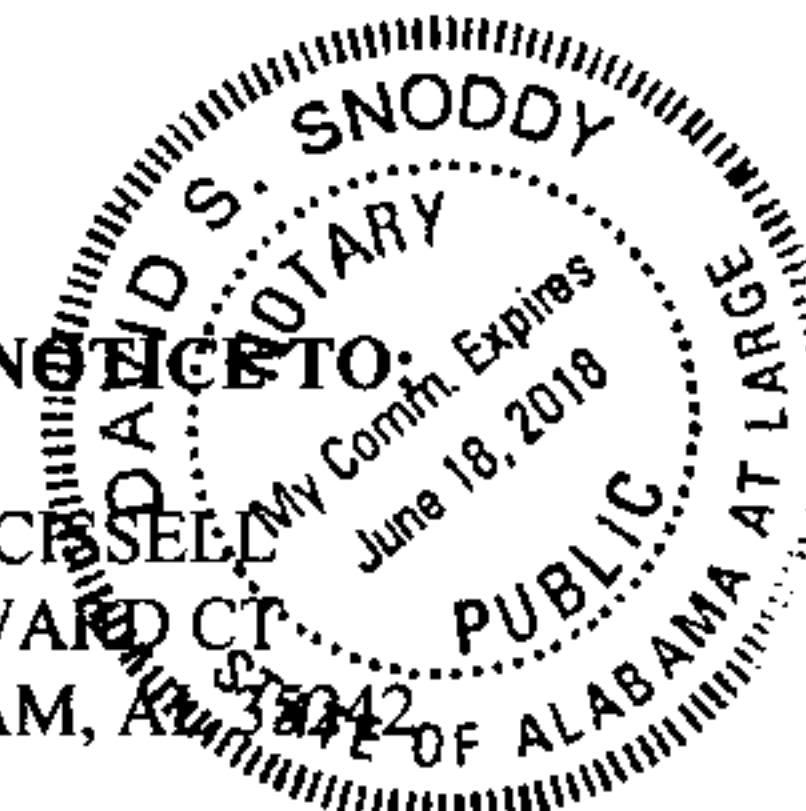
My Commission Exp:

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

MELISSA J. CISSELL
372 WOODWARD CT
BIRMINGHAM, AL 35242



SLF 17-337

Shelby County, AL 11/07/2017
State of Alabama
Deed Tax: \$490.00

Real Estate Sales Validation Form

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

Grantor's Name **SELDON R. DANIELS, TRUSTEE, UNDER THE DANIELS LIVING TRUST, DATED NOVEMBER 19, 2013 AND ANY AMENDMENTS THERETO AND JOYCE L. DANIELS AND JOANNE L. MATHISON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE LEVI LIVING TRUST, DATED MARCH 19, 2012, AND ANY AMENDMENTS THERETO**

Mailing Address: 1132 Glen Manor Dr.
Birmingham, AL 35243

Grantee's Name MELISSA J. CISSELL
Mailing Address: 372 WOODWARD CT
BIRMINGHAM, AL 35242

Property Address 372 WOODWARD CT
BIRMINGHAM, AL 35242

Date of Sale November 3, 2017
Total Purchaser Price \$490,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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
 x 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 of 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 is to 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 Sec. 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 statement made on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Sec. 40-22-1 (h).

Date NOVEMBER 3, 2017

____ Unattested
(verified by)

Print Melissa J. Cissell
Sign Melissa J. Cissell
(Grantor/Grantee/Owner/Agent) circle one

