

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to us by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, **JOANNE M. ALLELY, an unmarried woman**, the undersigned Grantors, do grant, bargain, sell and convey our interest, to **JOANNE ALLELY, as Trustee, or her successors in interest, of the Joanne Allely Living Trust dated January 19, 2018**, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

LOT 17A, ACCORING TO A RESURVEY OF LOTS 15, 16, 17, 19 AND 20 OF AMENDED MAP OF HICKOEY RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 14, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

The Joanne Allely Living Trust dated January 19, 2018 is a Revocable Trust and the property remains the homestead of the Grantors.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

And We do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that We are lawfully seized in fee

simple of said real property, and that it is free from all encumbrances unless stated herein; 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 Grantees, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hands and seals, this 19th day of January, 2018.

 (SEAL)
JOANNE M. ALLELY

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that JOANNE M. ALLELY, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19th day of January, 2018.


Notary Public

JOHN R. HOLLIMAN

MY COMM. EXPIRES 8-29-2018

This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (256) 259-3302

Real Estate Sales Validation Form

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

Grantor's Name Joanne M. Allely
Mailing Address 5120 Birchbark Circle
Birmingham, AL 35242

Grantee's Name Joanne Allely Living Trust, dtd 1/19/2018
Mailing Address 5120 Birchbark Circle
Birmingham, AL 35242

Property Address 5120 Birchbark Circle
Birmingham, AL 35242

Date of Sale 1/19/2018

Total Purchase Price \$

or

Actual Value

\$

20180124000023940 01/24/2018 12:06:39 PM DEEDS 3/3 or

Assessor's Market Value \$ 314,000

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 Appraised Value

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 1/19/2018

Print John R. Holliman

☐ 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
01/24/2018 12:06:39 PM
\$335.00 CHERRY
20180124000023940

John R. Holliman