

**NO TITLE CHECK MADE IN
PREPERATION OF THIS DEED**

This instrument was prepared by:

Roy J. Brown
Attorney At Law
2230 3rd Avenue North
Birmingham, AL. 35203

SEND TAX NOTICE TO:

EVA D. FINDLING DANIEL
100 Cape Cod Circle
Alabaster, Al 35007

WARRANTY DEED WITHOUT SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten (\$10.00) Dollars, the terms of that certain Final Judgment of Divorce in Jefferson County, Alabama bearing case # DR2017-900487.00 and other good and valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Eva D. Findling Daniel, a divorced woman and Eva D. Findling Daniel, a beneficiary of the EDF Trust, and Richard L. Daniel, a divorced man and Richard L. Daniel, a beneficiary of the EDF Trust, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Eva D. Findling Daniel, a divorced woman (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 6, according to the Survey of Portsouth, First Sector, as recorded in Map Book 6, Page 22, in the Probate Office of Shelby County, Alabama and a part of Lot 7 of said Subdivision, more particularly described as follows: Begin at the Northwest corner of Lot 7 of said subdivision; thence Easterly for a distance of 99.97 feet; thence turn 14 Degrees 39 minutes 39 seconds left and run Northeasterly a distance 75.80 feet to the Northeast corner of said Lot 7; thence Southwesterly along the North line of said Lot 7; Thence Southwesterly along the North line of said Lot 7 a distance of 174.36 feet to the Point of beginning.

Said property is sold "as is".

Subject to: All recorded liens of record.

TO HAVE AND TO HOLD, unto the said GRANTEE in fee simple, and to her heirs and assigns forever.

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

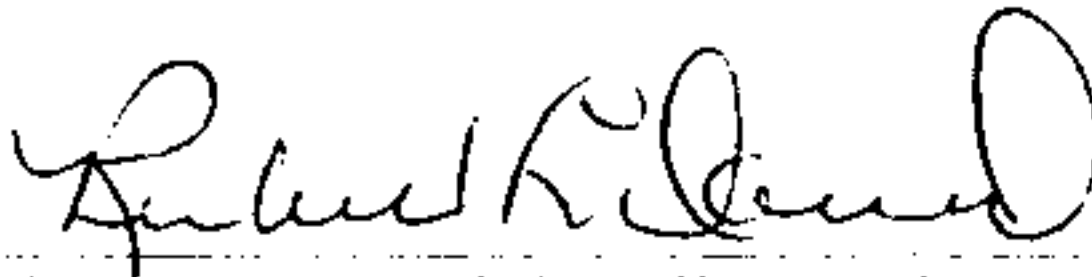
Shelby County, AL 01/24/2018
State of Alabama
Deed Tax \$67.00



20180124000024120 1/4 \$92.00
Shelby Cnty Judge of Probate, AL
01/24/2018 01:00:10 PM FILED/CERT

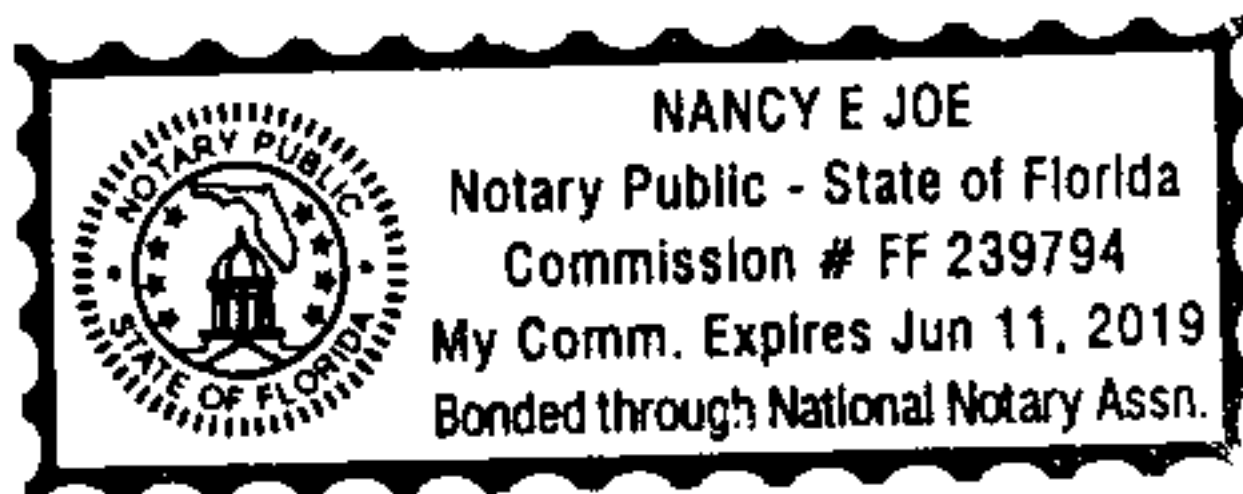
28 IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this
day of March, 2017.

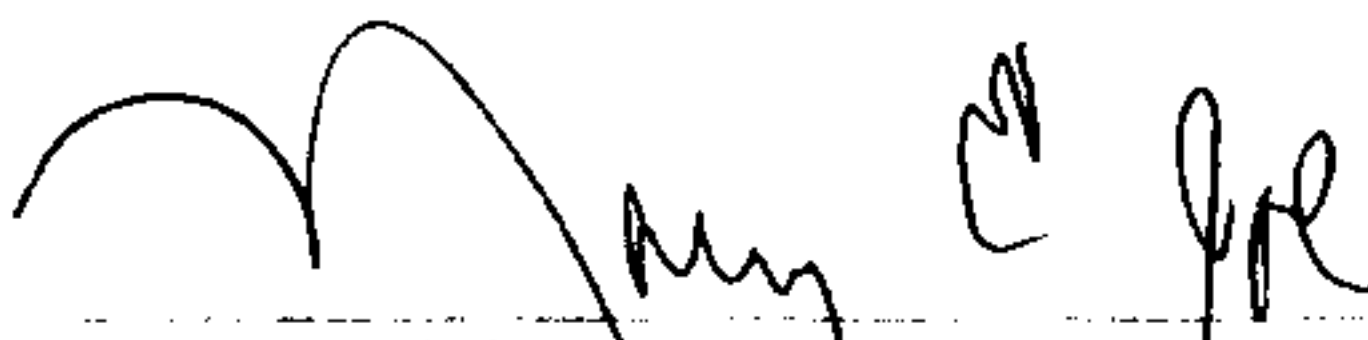
STATE OF Florida
COUNTY OF Monroe


Richard L. Daniel, a divorced man

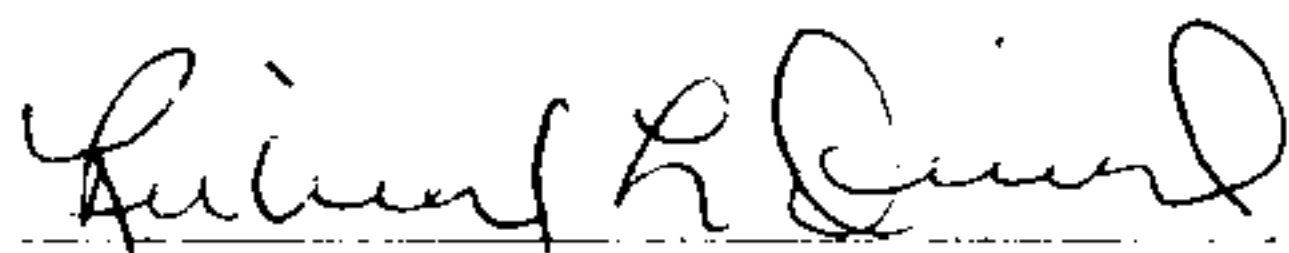
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard L. Daniel, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily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

Given under my hand and official seal, on this 28 day of March 2017.



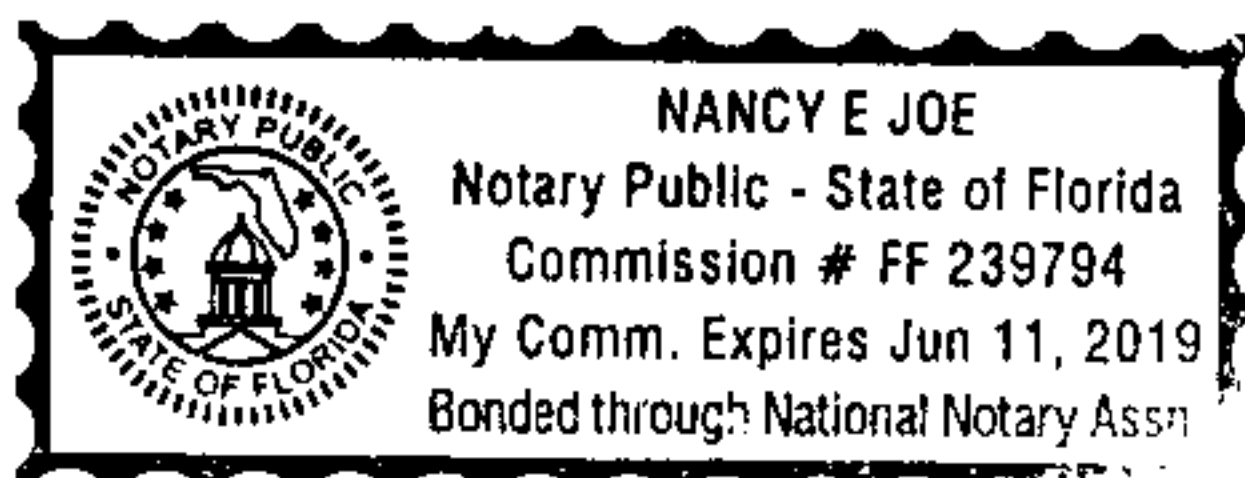

Notary Public
My commission expires: June 11, 2019

STATE OF Florida
COUNTY OF Monroe

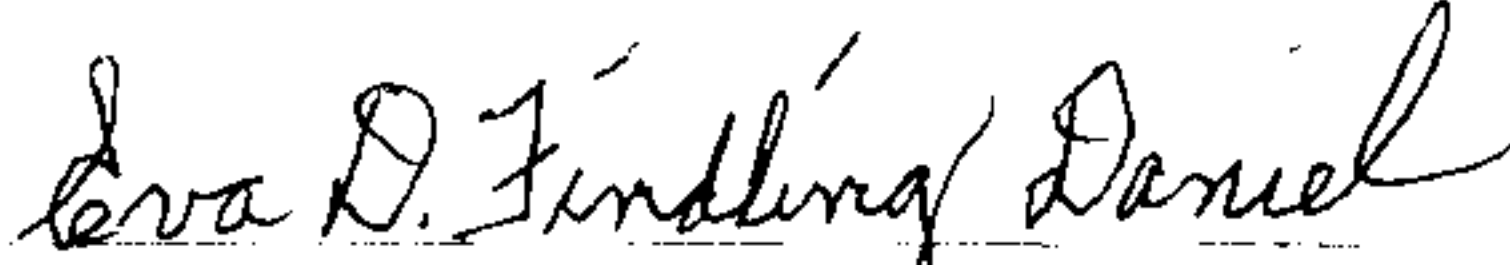

Richard L. Daniel, a beneficiary of
EDF Trust

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard L. Daniel, a beneficiary of EDF Trust, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, on this 28 day of March 2017.




Notary Public
My commission expires: June 11, 2019

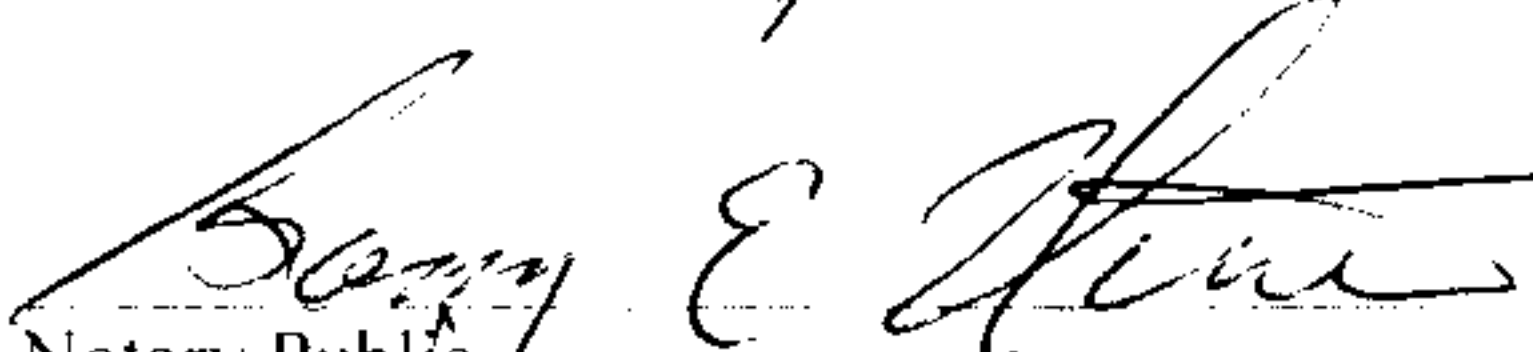

Eva D. Findling Daniel, a divorced woman

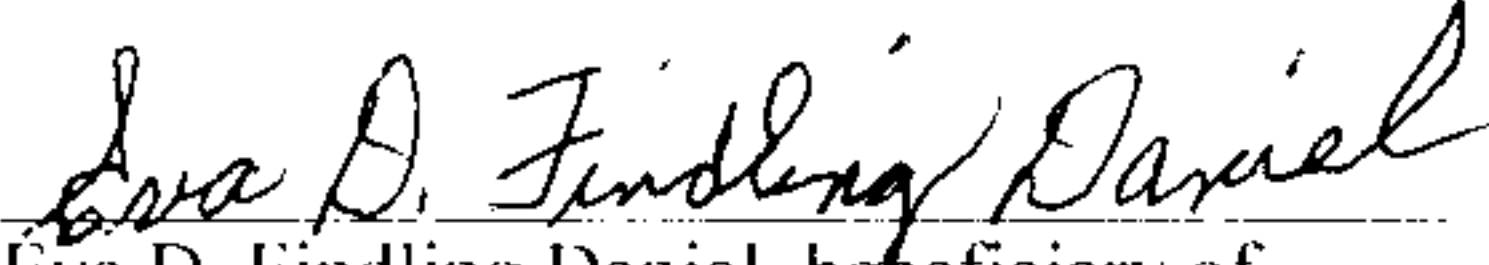
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eva D. Findling Daniel, 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, on this 24 day of April, 2017, 2017.


Notary Public
My commission expires: 1/20/2020

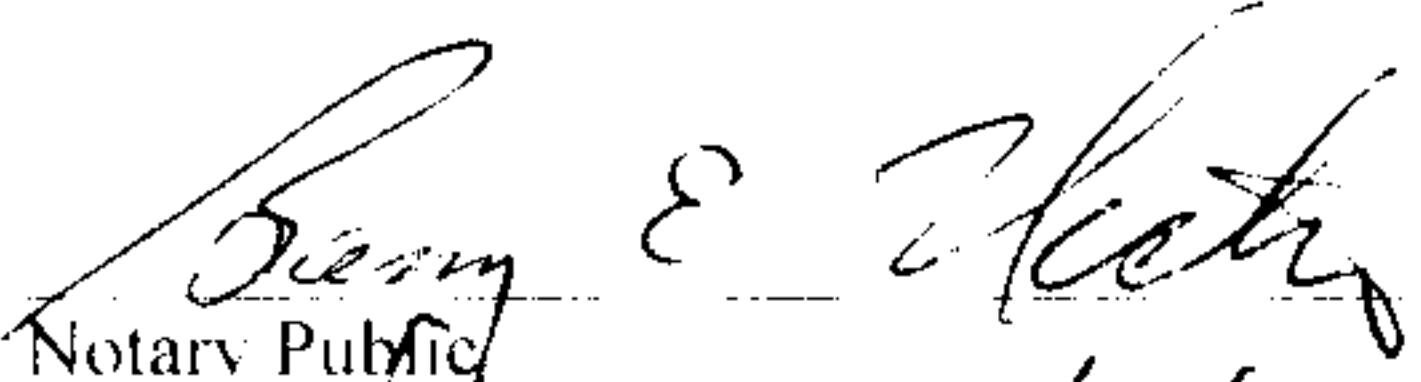

Eva D. Findling Daniel, beneficiary of
EDF Trust

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eva D. Findling Daniel, a beneficiary of EDF Trust, 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, on this 24 day of April, 2017, 2017.


Notary Public
My commission expires: 1/24/2020


20180124000024120 3/4 \$92.00
Shelby Cnty Judge of Probate, AL
01/24/2018 01:00:10 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Richard Daniel Roy Brown Grantee's Name Eva Daniel
 Mailing Address P.O. Box 36035 Mailing Address 100 Cape Cod Cir
Hoover AL 35026 Alabaster AL 35007

Property Address 100 Cape Cod Cir Date of Sale 3/28/17
Alabaster AL 35007 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 133,100 1/2 - 66,550

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
☐ 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 1/24/2018

Print ROY J. BROWN

Unattested

Sign

[Signature]

(Verified by)

(Grantor/Grantee/Owner/Agent) circle one

Attorney

Form RT-1

