

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH WHICH WAS SPECIFICALLY DECLINED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION USED WAS PROVIDED BY THE GRANTORS.

STATE OF ALABAMA:
JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100...(\$10.00), to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **VIRGINIA MCVEA SHARBEL and ARTHUR JOHN SHARBEL, III**, as Personal Representatives of the Estate of Arthur John Sharbel, Jr., deceased, Jefferson County, Alabama, Probate Case No. 2015-224110 (herein referred to as GRANTORS), do grant, bargain, sell and convey unto the Arthur J. Sharbel, Jr. Family Trust, created by the Will of Arthur John Sharbel, Jr., filed in the Probate Case referred to herein on January 21, 2015 (hereinafter referred to as (GRANTEE), an undivided one-half (1/2) interest, in the following described real estate situated in SHELBY County, Alabama to-wit:

**The NW 1/4 of the SW 1/4 of Section 27, Township 21, Range 3 West;
The N 1/2 of the SE 1/4 of Section 28, Township 21, Range 3 West,
situated in Shelby County, Alabama.**

Subject to:

- 1. Taxes for 2018 and subsequent years, not yet due and payable.**
- 2. Easements and restrictions of record (if any).**

This deed is given in order to convey what was Arthur J. Sharbel Jr.'s undivided one-half (1/2) interest in the above described property (evidenced by Shelby County Deed Book 263, Page 638), to his family trust. It is further intended that the remaining undivided one-half (1/2) interest in the above described property remain with the other Grantee, Mitchell A. Joseph, his successors and/or assigns, as set out in said Deed recorded in Shelby County Deed Book 263, Page 638.

TO HAVE AND TO HOLD UNTO the SAID GRANTEE, its successors and assigns, forever.

Shelby County, AL 03/13/2018
State of Alabama
Deed Tax: \$360.00


20180313000080150 1/3 \$381.00
Shelby Cnty Judge of Probate, AL
03/13/2018 08:50:56 AM FILED/CERT

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, successors and assigns, that we are lawfully seized in fee simple of said premises, that they 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 administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seals, the 8th day of March, 2018.

 (Seal)

VIRGINIA MCVEA SHARBEL, as Personal
Representative of the Estate of Arthur John Sharbel, Jr.,
Deceased, Probate Case No. 2015-224110

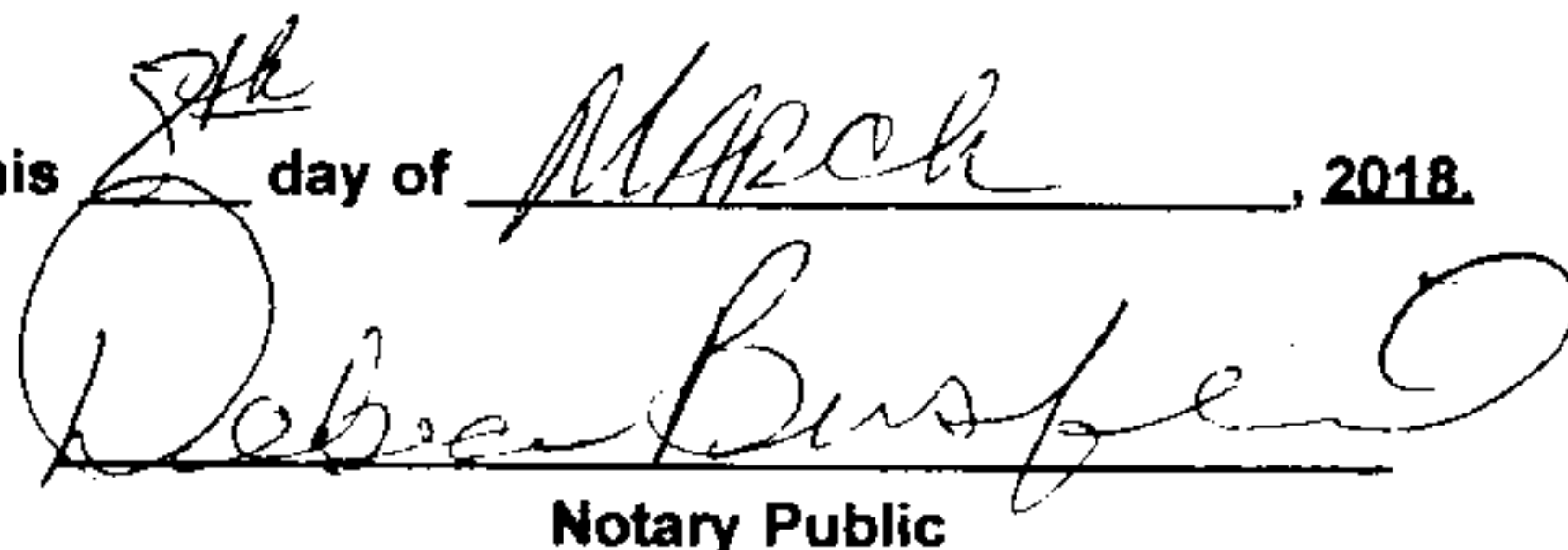
 (Seal)

ARTHUR JOHN SHARBEL, III, as Personal
Representative of the Estate of Arthur John Sharbel, Jr.,
Deceased, Probate Case No. 2015-224110

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VIRGINIA MCVEA SHARBEL and ARTHUR JOHN SHARBEL, III, as Personal Representatives of the Estate of Arthur John Sharbel, Jr., Deceased, Jefferson County, Alabama, Probate Case No. 2015-224110, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, in their above stated capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, 2018.


Notary Public

My Commission Expires: Feb 23, 2021

Notary Public State of Alabama at Large
My Commission expires: _____


20180313000080150 2/3 \$381.00
Shelby Cnty Judge of Probate AL
03/13/2018 08:50:56 AM FILED/CERT

This instrument prepared by:
Arthur J. Sharbel, III
2004 Timber Cove
Birmingham, AL 35216

Real Estate Sales Validation Form

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

Grantor's Name Virginia McVea Sharbel et al
Mailing Address 2004 Timber Cove
Birmingham, AL 35216

Grantee's Name Arthur J. Sharbel Jr. Family Trust
Mailing Address 1613 Sunny Wood Circle
Birmingham, AL 35216

Property Address The NW 1/4 of the SW 1/4 of
Sec 27, TS 21, R 3 West
The N 1/2 of the SE 1/4 of
Sec 28, TS 21, R 3 West

Date of Sale 3/8/2018

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 719,360

1/2 interest value 359,680.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ 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 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 3/8/2018

Print Arthur John Sharbel, III

Sign Arthur John Sharbel, III

Unattested

Verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180313000080150 3/3 \$381.00
Shelby Cnty Judge of Probate, AL
03/13/2018 08:50:56 AM FILED/CERT