

Send tax notice to:
William L. Caldwell, Jr.
220 Calumet Drive
Birmingham, AL 35242
File No. PEL1800094

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) in hand paid to the undersigned, **Howard Neil Bailey as Personal Representative of the Estate of Reba B. Caldwell, deceased, Case No PR2017-000800 and as Trustee of the Special Needs Trust for Roddie Stewart Caldwell as created by the Estate of Reba B. Caldwell, deceased Case No PR2017-000800 and William L. Caldwell, Jr. a married man, individually and as heir and devisee under the Estate of Reba B. Caldwell, deceased, Case No PR2017 000800**(hereinafter referred to as "Grantors"), by **William L. Caldwell, Jr.**, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of Calumet Meadow, as recorded in Map Book 21, Page 112, in the Probate Office of Shelby County, Alabama.

Reba B. Caldwell was the surviving Grantee in that certain deed recorded in Instrument No 20070718000336050 in the Probate Office of Shelby County, Alabama; the other Grantee, William L. Caldwell, Sr. having died on or about the 4th day of March, 2016.

The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

SUBJECT TO:


- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.


\$166,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 16th day of MARCH, 2018.

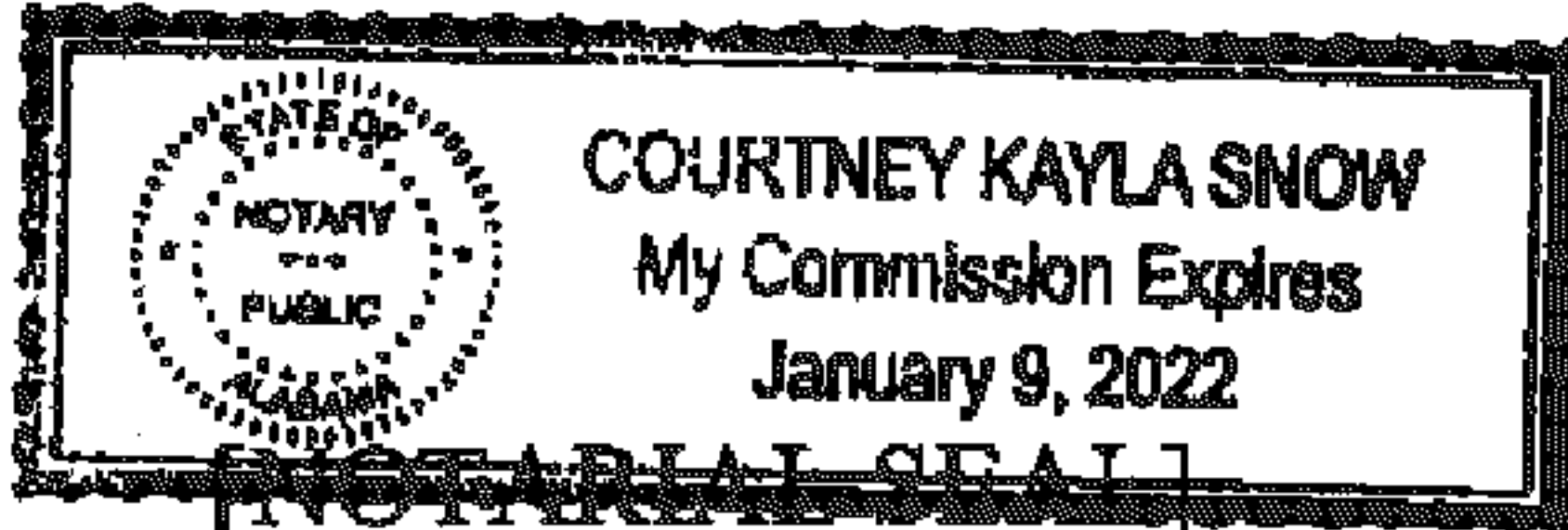

Howard Neil Bailey as Personal
Representative of the Estate of Reba B.
Caldwell, deceased, Case No PR2017-000800
and as Trustee of the Special Needs Trust for
Roddie Stewart Caldwell, as created by the
Estate of Reba B. Caldwell, deceased, Case
No 000800


William L. Caldwell, Jr., Individually and as
heir and devisee of the Estate of Reba B.
Caldwell, deceased, Case No PR2017 000800

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard Neil Bailey as Personal Representative of the Estate of Reba B. Caldwell, deceased, Case No PR2017-000800 and as Trustee of the Special Needs Trust for Roddie Stewart Caldwell as created by the Estate of Reba B. Caldwell, deceased Case No PR2017-000800, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such Personal Representative and as Trustee, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 16th day of MARCH,
20 18.



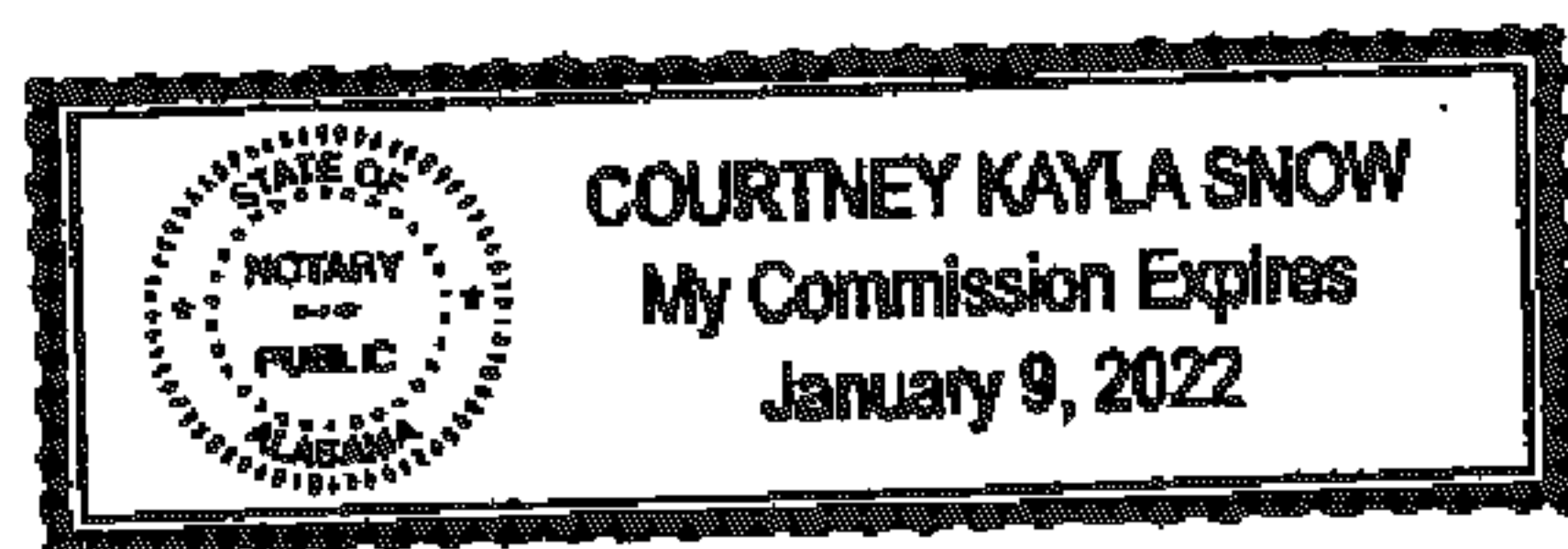
Courtney Kayla Snow
Notary Public
Printed Name:
My Commission Expires:

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William L. Caldwell, Jr. a married man, individually and as heir and devisee under the Estate of Reba B. Caldwell, deceased, Case No PR2017 000800, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such heir and devisee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 16th day of MARCH,
20 18.

[NOTARIAL SEAL]



Courtney Kayla Snow
Notary Public
Printed Name:
My Commission Expires:

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Estate of Reba B. Caldwell</u>	Grantee's Name	<u>William L. Caldwell Jr.</u>
Mailing Address	<u>P.O. Box 875</u>	Mailing Address	<u>220 Calumet Drive</u>
	<u>Pelham, AL 35124</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>220 Calumet Drive</u>	Date of Sale	<u>3/16/18</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$ 170,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 checked="" 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 3/16/18Print Courtney SnowUnattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/04/2018 12:30:33 PM
 \$27.50 CHERRY
 20180404000111820