

18-1131

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

20180405000113160 1/2 \$1068.00
Shelby Cnty Judge of Probate, AL
04/05/2018 11:58:08 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration of ONE HUNDRED AND 00/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged we, **Charles A. Cawthorne and Vicki Cawthorne, husband and wife** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **The Charles A. Cawthorne Revocable Trust dated August 3, 2000** (herein referred to as GRANTEE), its successors and assigns, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 734, according to the Map and Survey of Greystone Legacy, 7th Sector, recorded in Map Book 30, Page 43 A, B, and C, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property.

L. Bailey Jackson is acting only as preparer of this Deed; preparation was based solely on information provided by the Grantor.

TO HAVE AND TO HOLD, the aforegranted premises, to the said GRANTEE, its successors and assigns,
FOREVER.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of the said premises; that they are free from all encumbrances, except as hereinabove provided; that we have a good right to sell and convey the same as aforesaid; and 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 and demands of all persons except as hereinabove provided.

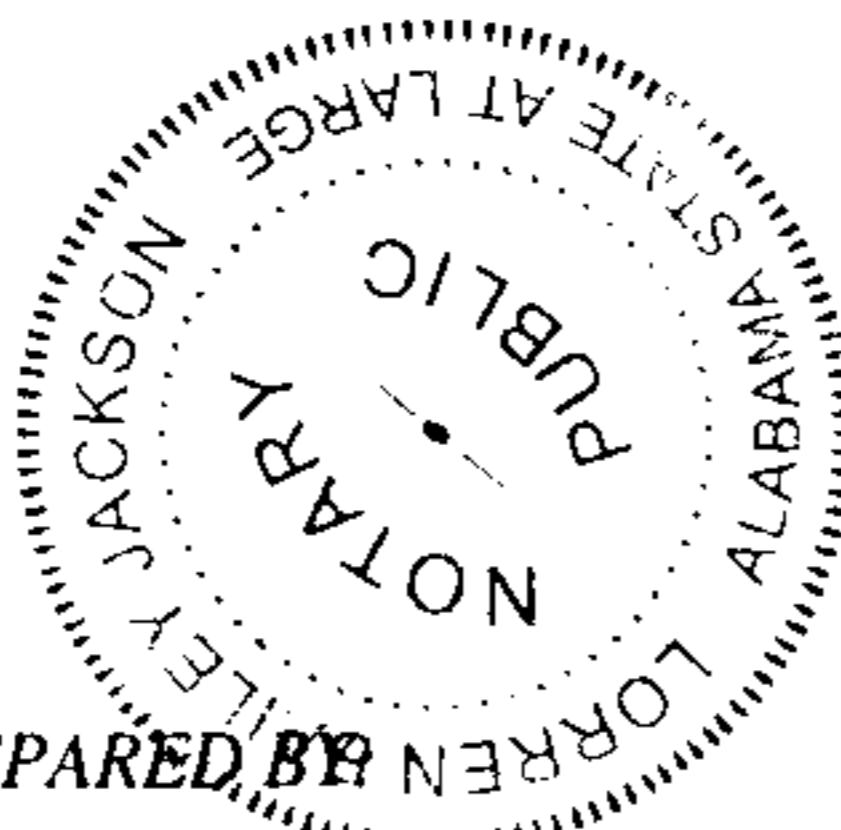
IN WITNESS WHEREOF we have hereunto set our hands this the 23rd day of March, 2018.

Charles A. Cawthorne
Charles A. Cawthorne
Vicki Cawthorne
Vicki Cawthorne

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Charles A. Cawthorne** and **Vicki Cawthorne**, whose names are signed to the foregoing conveyance, and who are known to me, personally appeared and acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of March, 2018.




NOTARY PUBLIC
COMMISSION EXPIRES: 1/22/2020

*THIS INSTRUMENT PREPARED
L. Bailey Jackson, Esq.
Jackson and Scott, LLC
6737 Taylor Circle
Montgomery, AL 36117*

Shelby County, AL 04/05/2018
State of Alabama
Road Tax: \$1050.00

Real Estate Sales Validation Form

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

Grantor's Name Charles A Cawthorne
Mailing Address 1020 Royal Mile
Birmingham, AL 35242

Grantee's Name Charles A Cawthorne
Mailing Address 1020 Royal Mile
Birmingham, AL 35242

Property Address 1020 Royal Mile
Birmingham, AL 35242

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 1,050,000.00

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 Appraisal
 Sales Contract Other Tax Office
 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 3/23/18

Print Charles A. Cawthorne

Sign Charles A. Cawthorne
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20180405000113160 2/2 \$1068.00
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Form RT-1