

This Instrument Was Prepared By:  
John R. Holliman  
2491 Pelham Pkwy, 205-663-0281  
Pelham, Al 35124

20180412000121330  
04/12/2018 07:54:12 AM  
DEEDS 1/4

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Ruth A. Poynter, Trustee of the Poynter Family Trust dated May 4, 2010 (hereinafter referred to as GRANTOR, does hereby grant, bargain, sell and convey unto Ruth A. Poynter, Trustee of the Poynter Marital Trust dated February 1, 2018 the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

No title search was performed. This deed was prepared with information provided by the grantees/grantors a relied upon by the drafter.

Grantee's address: 1735 Cornwall Road  
Birmingham, Alabama 35226

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself, its successors and assigns covenants with the said GRANTEE, its heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof;

that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have unto set our hand and seal on this the March 19, 2018.

The Poynter Family Trust dated  
May 4, 2010.

*Ruth A. Poynter*

Ruth A. Poynter, Trustee

STATE OF ALABAMA

COUNTY OF SHELBY

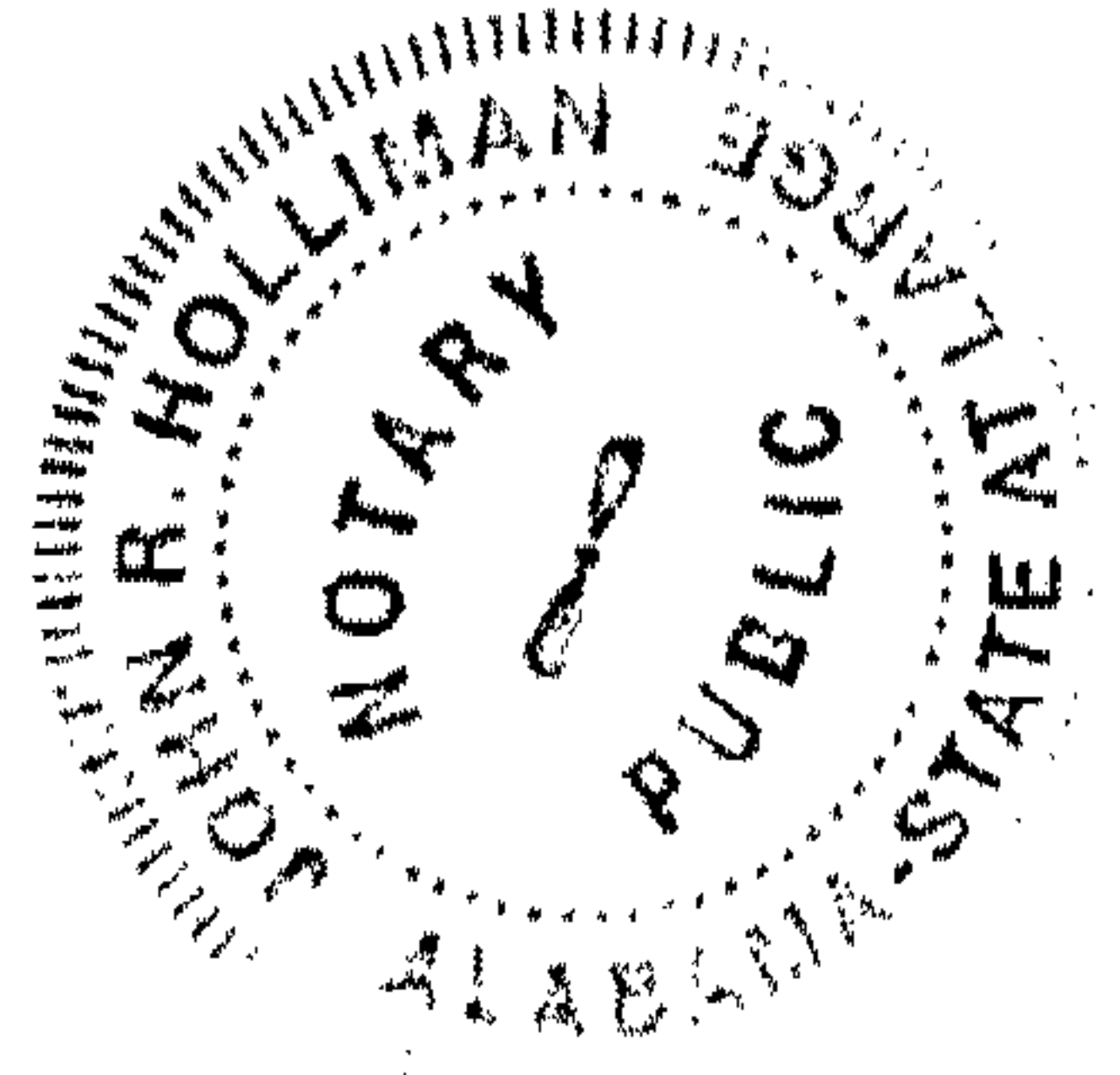
I, the undersigned, a notary public in and for said county in said state, hereby certify that Ruth A. Poynter in her capacity as sole trustee of the Poynter Family Trust dated May 4, 2010 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19<sup>TH</sup> day of March 19, 2018.

*[Signature]*  
Notary Public

My Commission Expires:

08-29-2018



# EXHIBIT A

20180412000121330 04/12/2018 07:54:12 AM DEEDS 3/4

Lot No. 28, according to Waxa Subdivision, a Plat of said Subdivision being recorded in Map Book 5, Page 5, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. LESS AND EXCEPT any part of subject property lying below that certain datum plane of 397 feet above mean sea level as established by the US Coast and Geodetic Survey as adjusted in January, 1955. Mineral and mining rights excepted.

## Real Estate Sales Validation Form

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

Grantor's Name Ruth A. Poynter, Trustee of the Poynter Family Trust  
 Mailing Address 1735 Cornwall Road  
Birmingham, AL 35226

Grantee's Name Ruth A. Poynter, Trustee of the Poynter Marital Trust  
 Mailing Address 1735 Cornwall Road  
Birmingham, AL 35226

Property Address 414 Ridge Road  
Shelby, AL 35143

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ 204,540

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 4/11/18

Print \_\_\_\_\_

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/12/2018 07:54:12 AM  
 \$229.00 CHERRY  
 20180412000121330

Form RT-1

*[Signature]*