

SEND TAX NOTICE TO:
Peggy Minyard
1734 Mountain Laurel Lane
Birmingham, Alabama 35244

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180501000145780
05/01/2018 08:07:24 AM
DEEDS 1/3

WARRANTY DEED

STATE OF Alabama

~~Jefferson~~ COUNTY

Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Eight Thousand dollars & no cents (\$198,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Randy Terrell Wright, Trustee of the Carolyn Roberts Wright Revocable Trust of August 23, 2000** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Peggy Minyard** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 63, ACCORDING TO THE SURVEY OF DAVENPORTS ADDITION TO RIVERCHASE WEST SECTOR 3, AS RECORDED IN MAP BOOK 8, PAGE 53 A,B, AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 158,400.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore, or hereafter furnished, imposed by law, and not shown by the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
7. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 8, Page 53 A, B AND C.
8. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 127, Page 140.
9. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Volume 14, Page 536; Misc Volume 328, page 821; Misc. Volume 41, page 257 and amended by Misc. Volume 17, page 550 in the Probate Office of Shelby County, Alabama.
10. Agreement with Alabama Power Company relating to electrical facilities as recorded in Misc. Book 44, page 133; and Misc. Book 44, page 127.
11. Right of Way granted to Alabama Power Company recorded in Deed Book 252, page 182.

12. Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails, recorded in Book 42, page 62 and Book 44, page 907.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this April 26, 2018.

_____(Seal)
_____(Seal)

Randy Terrell Wright, Trustee of the Carolyn Roberts Wright Revocable Trust of August 23, 2000 (Seal)
Randy Terrell Wright, Trustee of the Carolyn Roberts Wright Revocable Trust of August 23, 2000

STATE OF North Carolina

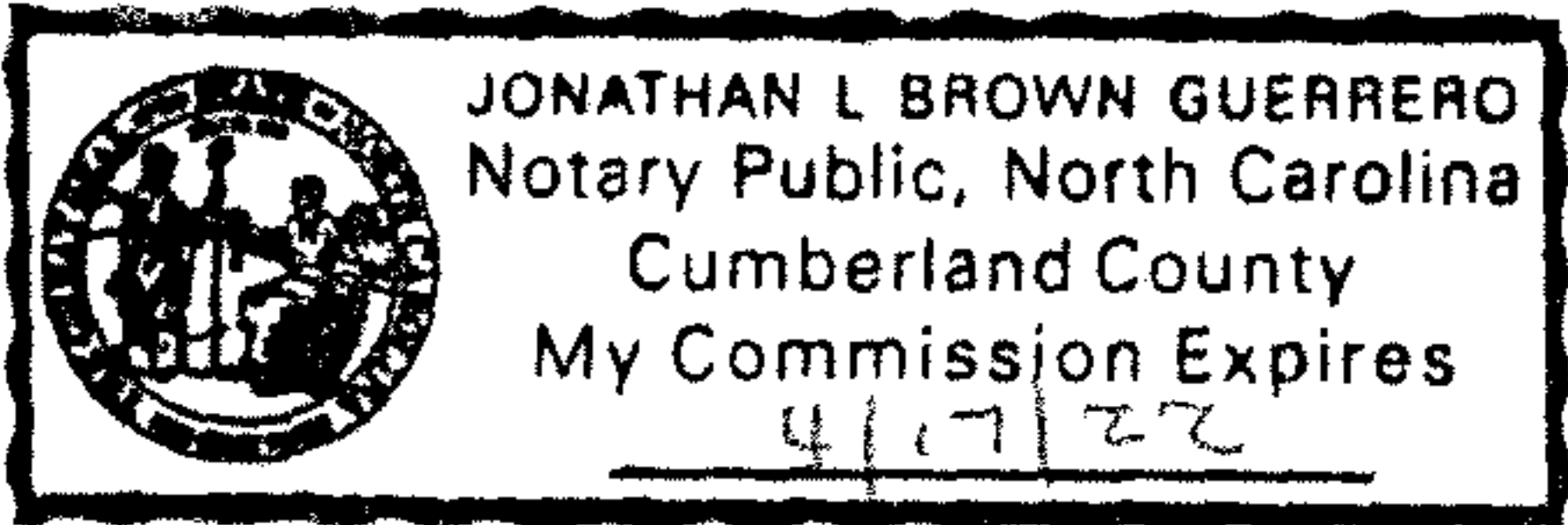
General Acknowledgement

Lee COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Randy Terrell Wright, whose name as Trustee of Carolyn Roberst Wright Revocable Trust, dated August 23, 2000, 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, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.
Given under my hand this April 26, 2018.

[Signature]

Notary Public



My commission expires: 4/17/22



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/01/2018 08:07:24 AM
 \$61.00 CHERRY
 20180501000145780

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Randy Terrell Wright, Trustee of the Carolyn Roberts Wright Revocable Trust of August 23, 2000
 Grantee's Name Peggy Minyard

Mailing Address 335 Carbonton Road
 Sanford, North Carolina 27330
 Property Address 1734 Mountain Laurel Lane
 Hoover, Alabama 35244

Mailing Address 1734 Mountain Laurel Lane
 Birmingham, Alabama 35244
 Date of Sale 04/27/2018

Total Purchase Price \$198,000.00

or

Actual Value _____

or

Assessor's Market Value _____

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 4/26/2018
Roberts Wright Revocable Trust of August 23, 2000

Carolyn Print Randy Terrell Wright, Trustee of the Carolyn Roberts Wright Revocable Trust of August 23, 2000

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one