

This instrument was prepared by:
Alan C. Keith
LAW OFFICES OF JEFF W. PARMER, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209
(205) 871-1440

Send Tax Notice to:
Gateway Group Enterprises, Inc.
270 Doug Baker Blvd, #700-276
Birmingham, AL 35242

WARRANTY DEED

20180601000193810

06/01/2018 03:19:31 PM

DEEDS 1/3

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Sixty One Thousand, Two Hundred Fifty and no/100 Dollars (\$161,250.00) and other good and valuable consideration to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Richard Voce, Trustee, under the Voce Living Trust, dated May 2, 2006** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Gateway Group Enterprises, Inc.**, (herein referred to as Grantee) the real property situated in Shelby County, Alabama and more fully described as follows:

Lot 35, according to the Survey of Lenox Place Phase One, as recorded in Map Book 19, page 44, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, covenants and rights of way of record and subject to ad valorem taxes.

Note: Joan H. Voce, former Trustee under the Voce living Trust, dated May 2, 2006, died on or about February 8, 2009.

Property address is **104 Lenox Drive, Birmingham, AL 35242**

\$165,000.00 of the purchase price was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

And said grantor, does covenant with the said Grantees, their heirs and assigns, that the Trust is lawfully seized in fee simple of said premises; that it is free from encumbrances, unless otherwise noted above; that the Trust has a good right to sell and convey the same as aforesaid; that the Trust will warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

This instrument is executed by the undersigned solely in their representative capacity and neither this instrument nor anything contained herein shall be construed as creating any indebtedness, obligation or liability on the part of the undersigned in their

individual capacity, and the obligation and liability of the undersigned is expressly limited to the undersigned in their representative capacity.

IN WITNESS WHEREOF, the undersigned has hereto set his hand and seal this May 29, 2018.

Voce Living Trust, dated May 2, 2006




Richard Voce, Trustee

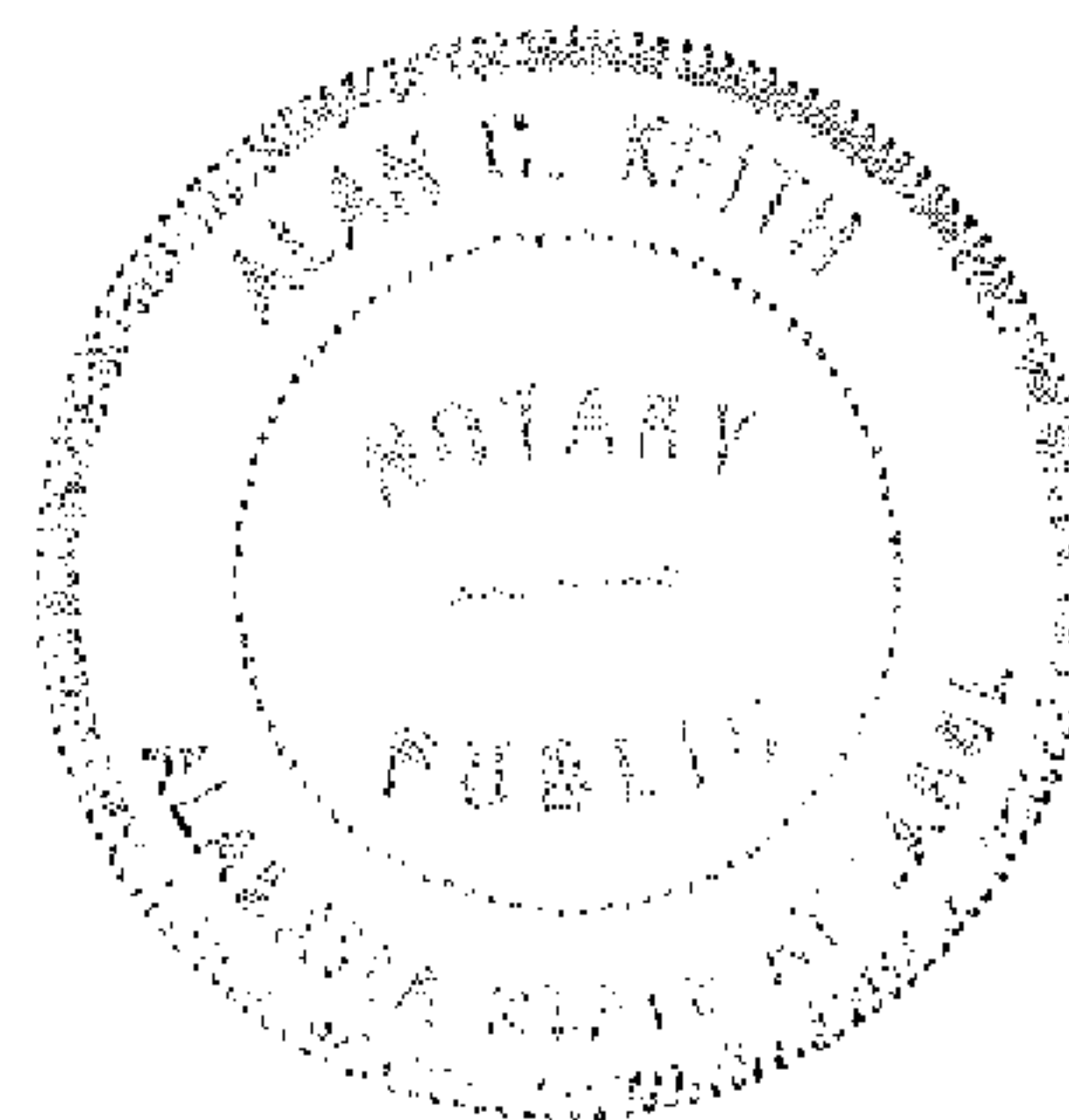
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard Voce, Trustee, under the Voce Living Trust, dated May 2, 2006**, whose name 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 said instrument, he, in his capacity as such **Trustee** and with full authority, executed the same voluntarily on the same that bears date.

Given under my hand and official seal this May 29, 2018.

[NOTARY SEAL]



NOTARY PUBLIC - Alan C. Keith
My commission expires: 03/14/2020

Real Estate Sales Validation Form

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

Grantor's Name Richard Voce, Trustee under the Voce Living
Mailing Address Trust, dated May 2, 2006
3545 Co. Road 43
Section, AL 35771

Grantee's Name Gateway Group Enterprises, Inc.
Mailing Address 270 Doug Baker Blvd.
#700-276
Birmingham, AL 35242

Property Address 104 Lenox Drive
Birmingham, AL 35242

Date of Sale 05/29/2018
Total Purchase Price \$ 161250.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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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 5/30/18

Print Jeff W. Parmer

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded (verified by)
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2018 03:19:31 PM
\$22.00 CHARITY
20180601000193810

Jeff W. Parmer