

Return to:
Amrock
662 Woodward Avenue
Detroit, MI 48226

20180705000238700
07/05/2018 10:39:43 AM
DEEDS 1/4

Order Number:
64625308 — 4597295

64625308

WARRANTY DEED

3408933116

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
1319 Berwick Drive
Birmingham, AL 35242

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **RITA M. FREEMAN, Trustee, or her successor in Trust, under THE FREEMAN LIVING TRUST, DATED SEPTEMBER 18, 2006, and any amendments thereto**, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **RITA M. FREEMAN**, an unmarried woman, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 83, according to the survey of First Addition to Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 32 in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument Number 20150127000027330.

Parcel ID Number: 03 9 32 0 003 083.000

Commonly Known As: 1319 Berwick Drive, Birmingham, AL 35242

Fair Market Value: \$189,000.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid;

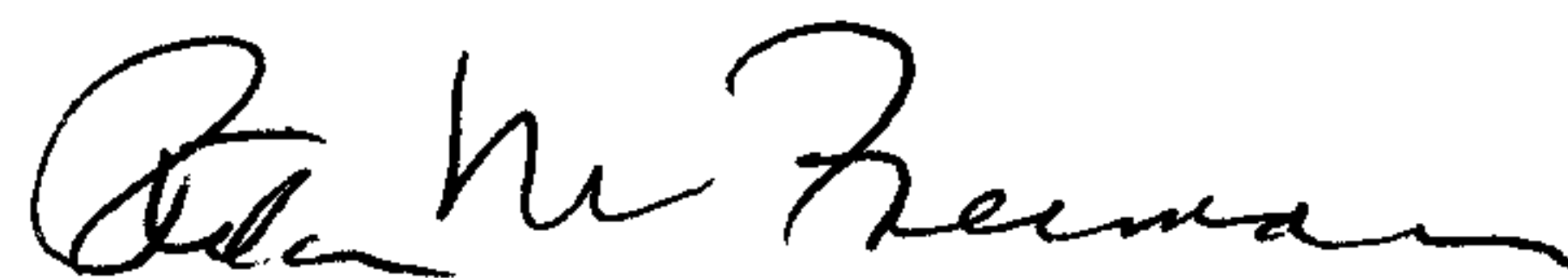
that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 27th day of June, 20 18

GRANTOR:



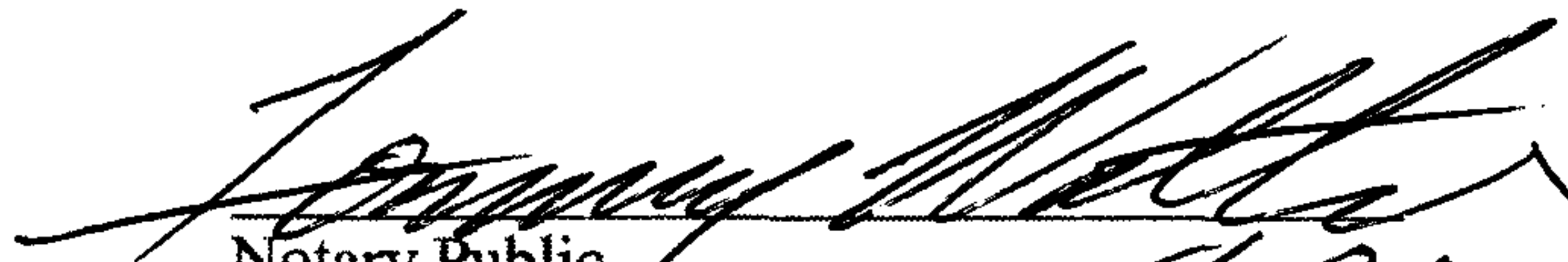
RITA M. FREEMAN,
Trustee, or her successor in Trust, under
THE FREEMAN LIVING TRUST, DATED
SEPTEMBER 18, 2006, and any amendments
thereto

STATE OF Alabama
COUNTY OF Shelby

I, Tommy Watkins, a Notary Public for the State of Alabama, do hereby certify that RITA M. FREEMAN, Trustee, or her successor in Trust, under THE FREEMAN LIVING TRUST, DATED SEPTEMBER 18, 2006, and any amendments thereto, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of June, 20 18.

(NOTARY SEAL)


Notary Public
My commission expires: 4/18/2022

This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464

TOMMY WATKINS Notary Public, Alabama State at Large My Commission Expires 4/18/2022
--

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

Grantor's Name Rita M. Freeman
 Mailing Address 1319 Berwick Drive
Birmingham, AL 35242

Grantee's Name Rita M. Freeman, Trustee
 Mailing Address 1319 Berwick Drive
Birmingham, AL 35242

Property Address 1319 Berwick Drive
Birmingham, AL 35242

Date of Sale 6/27/18
 Total Purchase Price \$
 or
 Actual Value \$

or
 Assessor's Market Value \$ 189,000.00

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
☒ 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 _____

Print Rita M Freeman

Unattested _____

Sign Rita M Freeman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20180705000238700 07/05/2018 10:39:43 AM DEEDS 4/4

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 03 9 32 0 003 083.000

Land situated in the County of Shelby in the State of AL

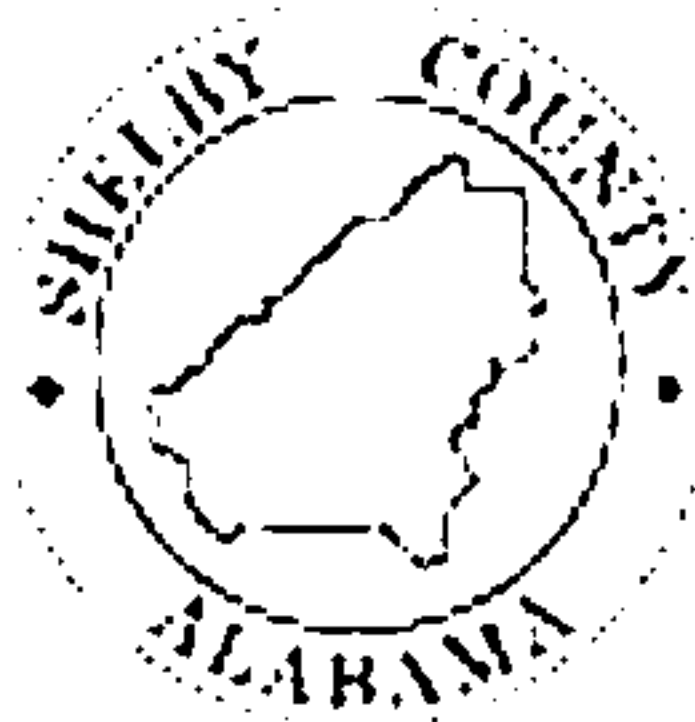
LOT 83, ACCORDING TO THE SURVEY OF FIRST ADDITION TO GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16, PAGE 32 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE DEED: INSTRUMENT NO. 20150127000027330

Commonly known as: 1319 Berwick Drive, Birmingham, AL 35242-7115

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

RM7



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2018 10:39:43 AM
\$213.00 CHERRY
20180705000238700

James W. Fuhrmeister