

Return to:  
Amrock  
662 Woodward Avenue  
Detroit, MI 48226

20180706000240930  
07/06/2018 12:08:29 PM  
DEEDS 1/3

Order Number:  
64625308

③ 64625308-4597807  
3408932114

WARRANTY DEED

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**, an unmarried woman, 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, Trustee, or her successor in Trust, under THE FREEMAN LIVING TRUST, DATED SEPTEMBER 18, 2006, and any amendments thereto**, 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 201501270000 & Instrument Number 20150127000027330.

Deed RD:7/5/2018 Inst no:20180705000238700  
Parcel ID Number: 03 9 32 0 003 083.000

27330

**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 27<sup>th</sup> day of June, 2018

GRANTOR:

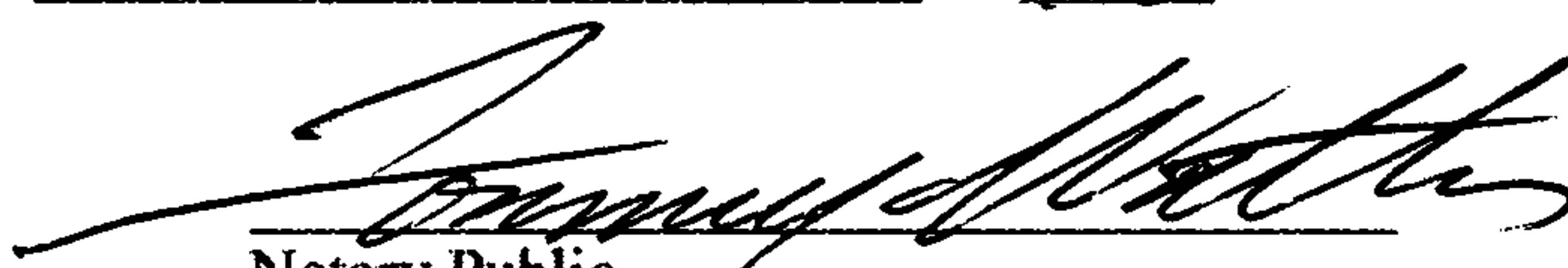
  
\_\_\_\_\_  
RITA M. FREEMAN

STATE OF Alabama  
COUNTY OF Shelby

I, Tommy Watkins, a Notary Public for the State of Alabama, do hereby certify that **RITA M. FREEMAN**, 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 27<sup>th</sup> day of June, 2018.

(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, Trustee  
 Mailing Address 1319 Berwick Drive  
Birmingham, AL 35242

Grantee's Name Rita M. Freeman  
 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

Filed and Recorded  
 Official Public Records  
 attested by James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL (verified by)  
 07/06/2018 12:08:29 PM  
 \$210.00 DEBBIE  
 20180706000240930

Sign Rita M Freeman

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

*James W. Fuhrmeister*