

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, **JAMES F. WHITE, JR., and wife, DEBRA C. WHITE**, the undersigned Grantors, do grant, bargain, sell and convey our interest, to **JAMES FRANKLIN WHITE, JR. and DEBRA CARTER WHITE, Trustees of the White Living Trust dated July 6, 2018**, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

Lot 801, according to the Survey of the Final Plat of Gleneagles at Ballantrae, as recorded in Map Book 33, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to: All mineral and mining rights not owned by the Grantors, and all easements, rights-of-way, restrictions, covenants and encumbrances of record.

Source of Title: Instrument 20170928000353670

THIS CONVEYANCE IS SUBJECT TO that certain mortgage between the Grantors and CB&S Bank, recorded on September 28, 2017, at Instrument Number 20170928000353680 in the Probate Office of Shelby County, Alabama.

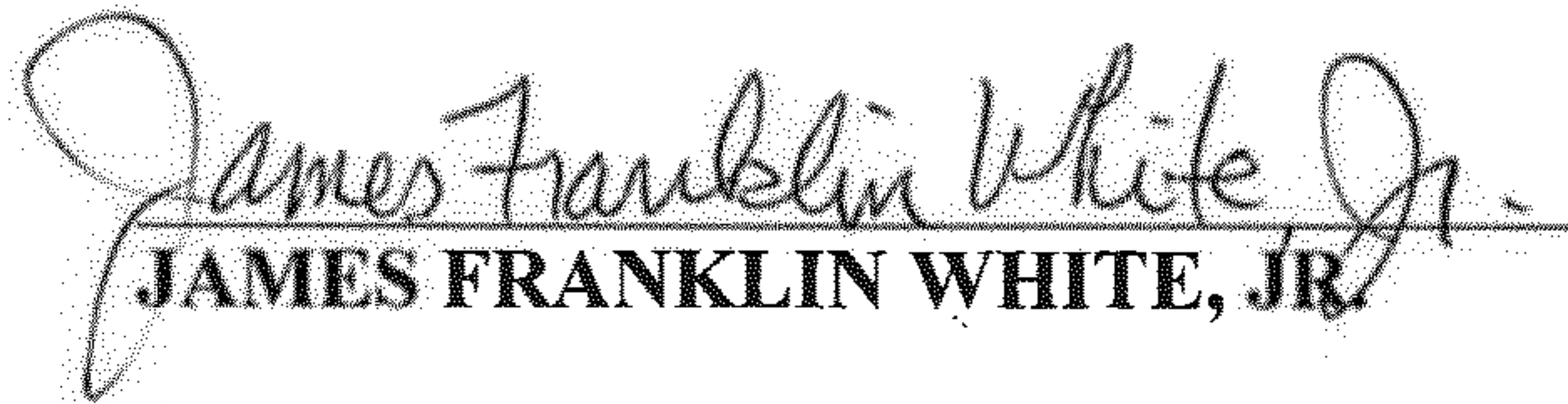
This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns

in fee simple, forever. 20180706000241040 07/06/2018 02:18:38 PM DEEDS 2/4

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns, forever, against the lawful claims of all persons.

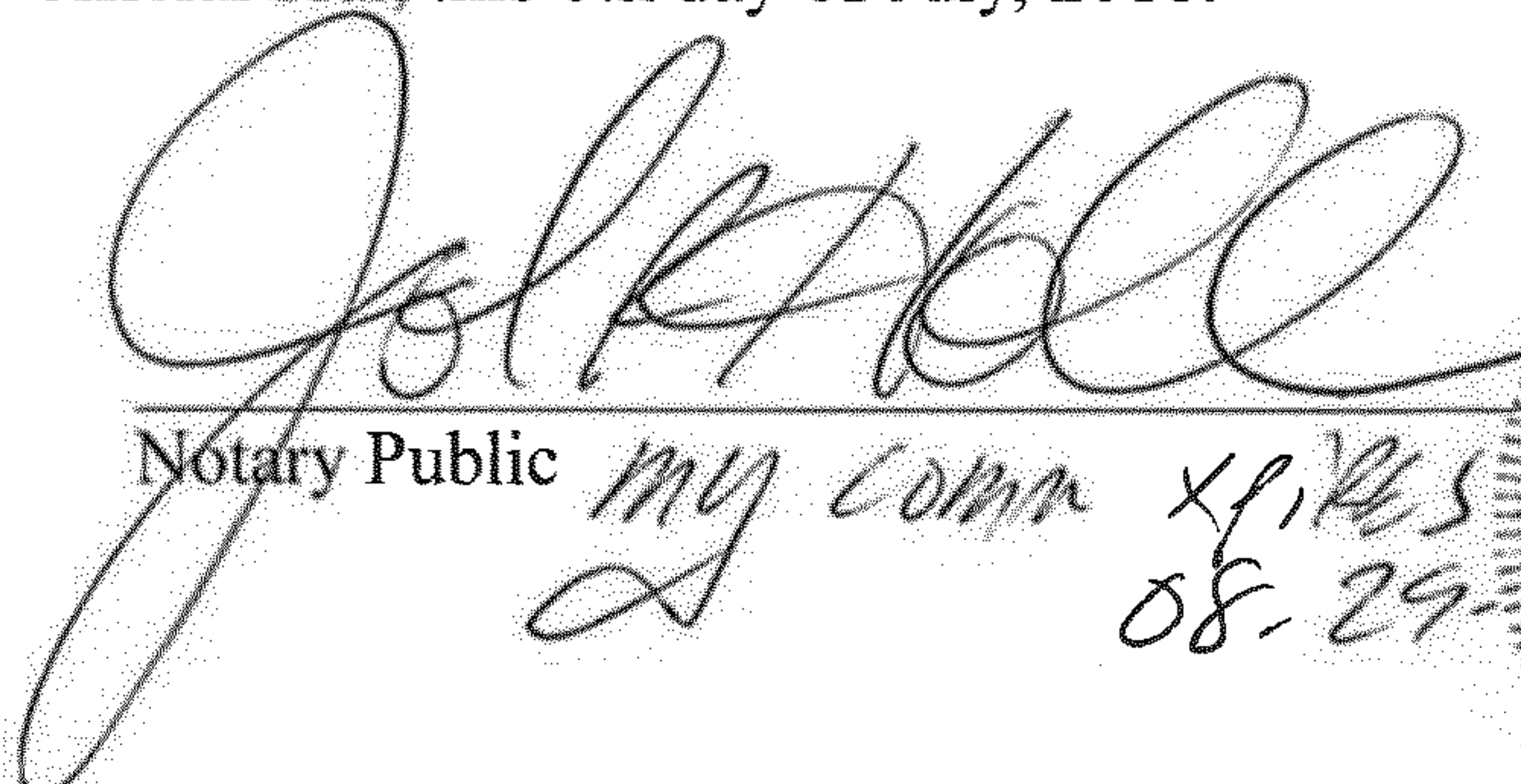
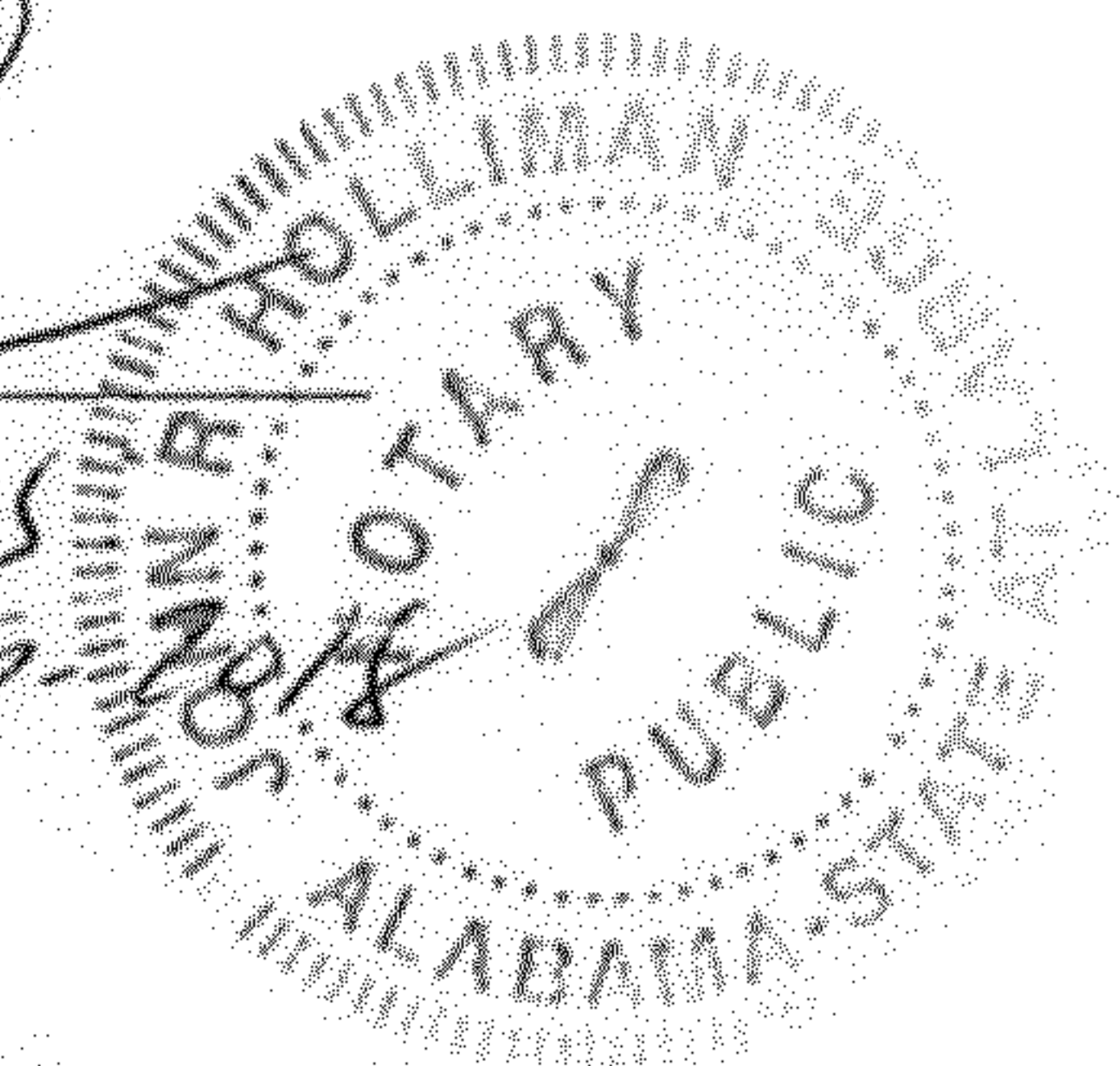

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 6th day of July, 2018.

 (SEAL)
JAMES FRANKLIN WHITE, JR.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JAMES FRANKLIN WHITE, JR.**, 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, he executed the same voluntarily on the day the same bears date.

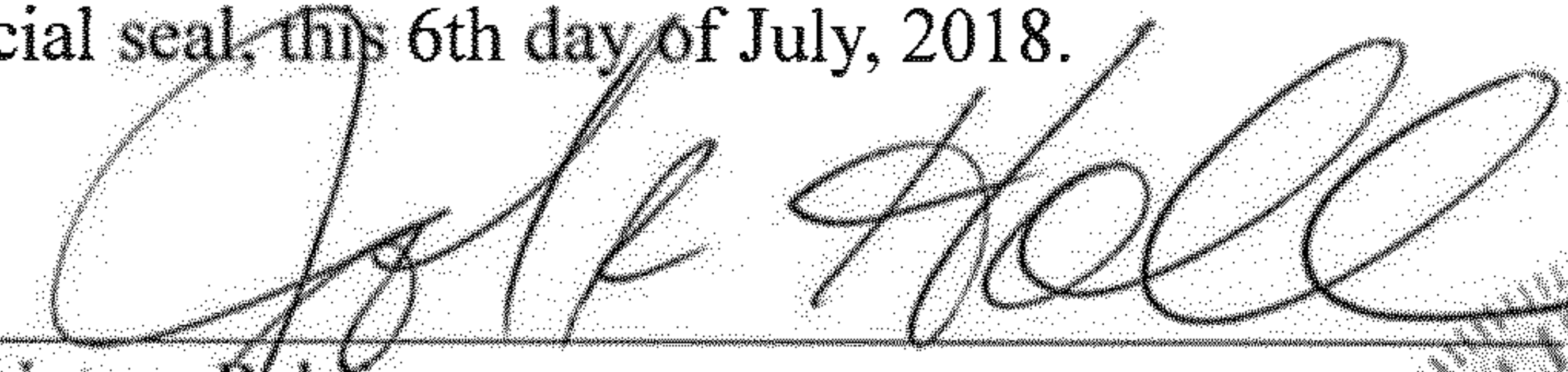
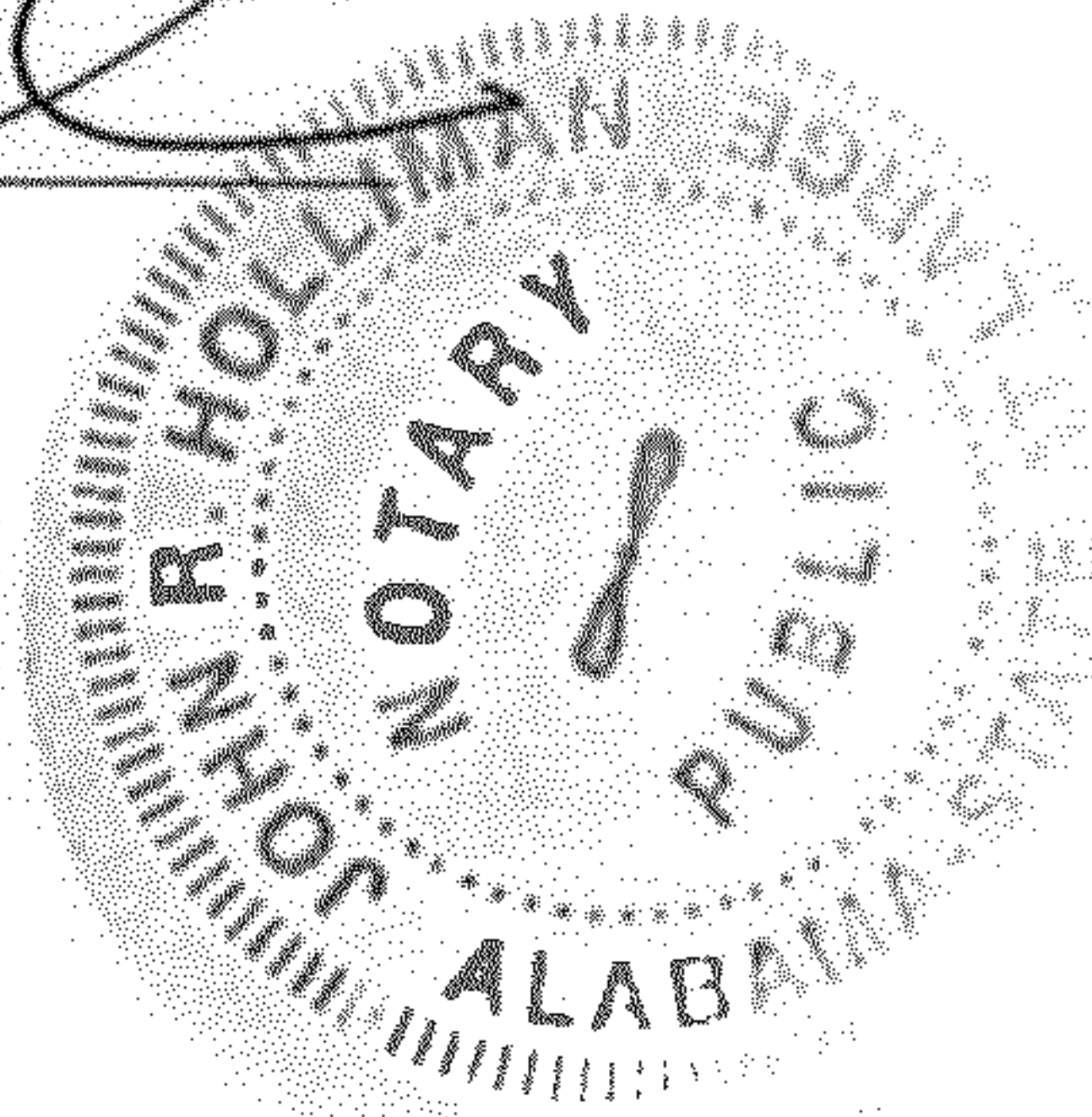
Given under my hand and official seal, this 6th day of July, 2018.


Notary Public *my comm expires 08-29-2018*


DEBRA CARTER WHITE

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **DEBRA CARTER WHITE**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of July, 2018.


Notary Public
*My Comm. expires:
08.29.218*


This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (256) 259-3302

Real Estate Sales Validation Form

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

Grantor's Name	James F. White, Jr. & Debra C. White	Grantee's Name	James Franklin White, Jr. & Debra Carter White
Mailing Address	101 Glen Eagles Lane Pelham, AL 35124	Mailing Address	Trustees, White Living Trust 101 Glen Eagles Lane Pelham, AL 35124
Property Address	101 Glen Eagles Lane	Date of Sale	7/6/18
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 381,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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	7/6/18	Print	MELANIE B. HOLLMAN / AS
Unattested		Sign	Melanie B. Hollman / (AS)
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/06/2018 02:18:38 PM
\$405.00 CHERRY
20180706000241040

[Signature]