

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242

Send Tax Notice To: Dana S. Allison
6274 Black Creek Loop N
Hoover, AL 35244


File No.: 2018236

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby


20180706000241700 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
07/06/2018 03:51:21 PM FILED/CERT

That in consideration of the sum of **Two Hundred Eighty Four Thousand Nine Hundred Dollars and No Cents (\$284,900.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **John Blake Toole and Britton Toole, Husband and Wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dana S. Allison**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 6274 Black Creek Loop N, Hoover, AL 35244**; to wit;

LOT 289, ACCORDING TO THE FINAL PLAT OF CREEKSIDE, PHASE 2, PART B, AS RECORDED IN MAP BOOK 39, PAGES 58 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND IN MAP BOOK 44, PAGE 26, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BESSEMER DIVISION. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject To:

1. **Property Taxes for 2018, and subsequent years.**
2. **Declaration of Protective Covenants of Trace Crossings (Residential), as recorded in Real 708, Page 531, in the Probate Office of Jefferson County, Alabama, (Bessemer Division), as the same may be amended from time to time.**
3. **Agreement with respect to Surface Uses and Subsurface Uses Lime Green, effective February 26, 2004, filed for record in Inst. #200404/5731, in the Probate Office of Jefferson County, Alabama, and Inst. #2004-148640, in Shelby County, Alabama.**
4. **Mineral conveyances from United States Steel Corporation to RGGs Land & Minerals Ltd. LP effective February 26, 2004, and recorded in Inst. #200404/5728, in the Probate Office of Jefferson County, Alabama, and Inst. #2004-148630, #2004-148620, #2004-148570, in the Probate Office of Shelby County, Alabama.**
5. **Mineral and mining rights and all rights incident thereto including release of damages as recorded in LR200712/11301, in the Probate Office of Jefferson County, Alabama.**
6. **Agreement to Grant Easements between United States Steel and RGGs Land & Minerals as recorded in Inst. #200404/5726, in the Probate Office of Jefferson County.**
7. **Agreement with respect to subsurface uses between United States Steel and RGGs Land & Minerals as recorded in LR200404/5731, in the Probate Office of Jefferson County, Alabama.**

\$227,900.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

Shelby County, AL 07/06/2018
State of Alabama
Deed Tax \$57.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of June, 2018.

John Blake Toole

John Blake Toole

Britton Toole

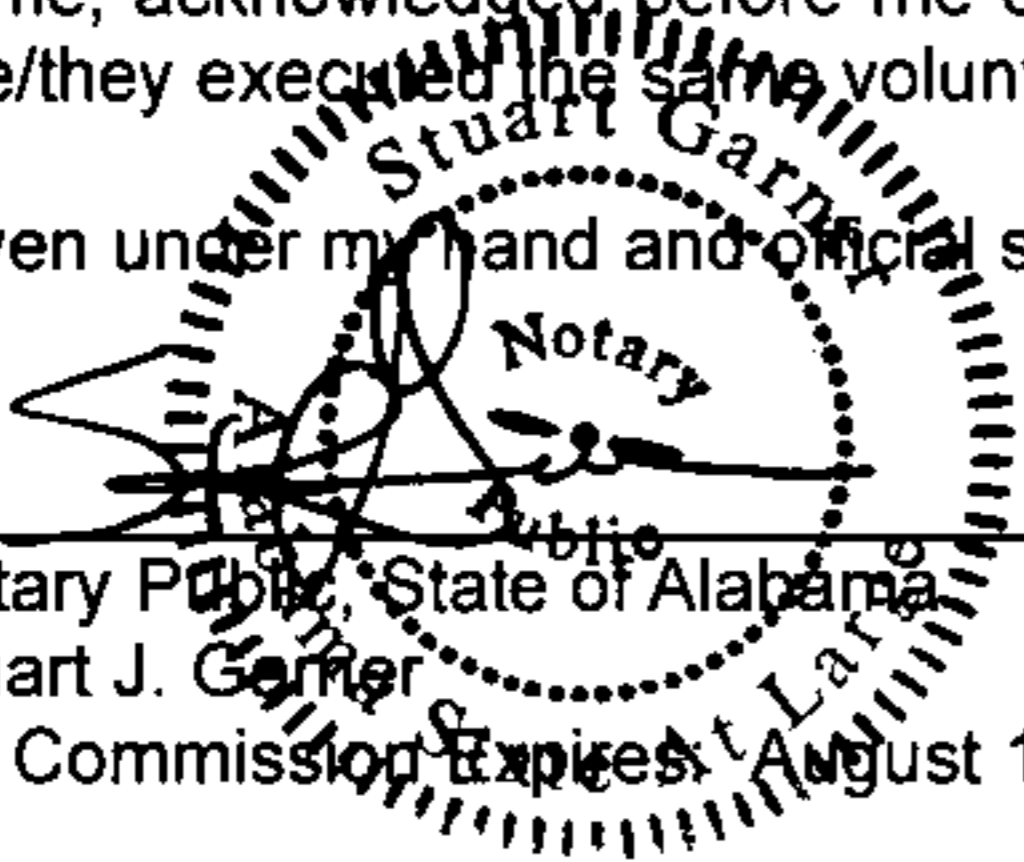
Britton Toole

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that John Blake Toole and Britton Toole, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2018.



Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires August 19, 2021



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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name John Blake Toole Britton Toole
Mailing Address 914 Saulter Road Homewood, AL 35209
Property Address 6274 Black Creek Loop N Hoover, AL 35244
Grantee's Name Dana S. Allison
Mailing Address 6274 Black Creek Loop N Hoover, AL 35244
Date of Sale June 28, 2018
Total Purchase Price \$284,900.00
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
X Sales Contract Other
X 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 of 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 June 27, 2018
Unattested
Print John Blake Toole
Sign (Grantor/Grantee/Owner/Agent) circle one

