

After Recording Send Tax Notice To:

Ouida Ward
103 Augusta Way
Helena, Al 35080

20180822000300450
08/22/2018 09:21:42 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, OUIDA H. WARD AKA OUIDA JUNE HARMON WARD, an unmarried woman, (herein referred to as Grantor), who certifies that the property conveyed hereby constitutes his homestead, grants, bargains, sells and conveys unto Michael Anthony Ward, **Trustee, of the Ouida Ward Irrevocable Trust dated August 21, 2018**, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

Lot 22, according to the Survey of Augusta Pointe, as recorded in Map Book 13, Page 9 and rerecorded in Map Book 13, Page 126 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way or record.

This property is and will remain the homestead of Ouida Ward, the grantor.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this August 21, 2018. 20180822000300450 08/22/2018 09:21:42 AM DEEDS 2/3

Ouida H. Ward
Ouida H. Ward

STATE OF ALABAMA

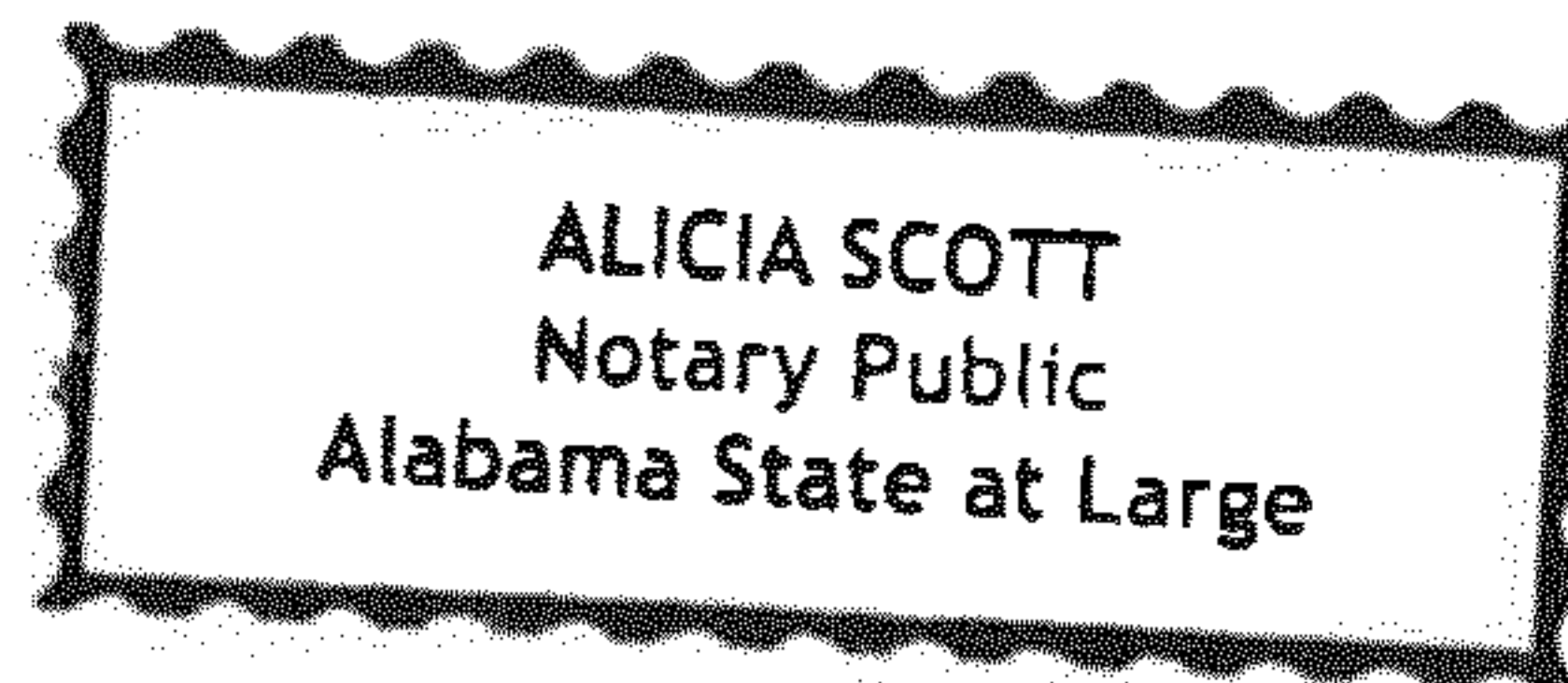
COUNTY OF SHELBY

I, ALICIA SCOTT, a Notary Public in and for said County, in said State, hereby certify that Ouida H. Ward, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me 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 of office this August 21, 2018.

Alicia Scott
NOTARY PUBLIC My Commission Expires
My Commission Expires: July 27, 2022

This Document Prepared By:
John Holliman
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281



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

Grantor's Name Ouida H. Ward AKA Ouida June
Mailing Address Harmon Ward
103 Augusta Way
Helena, AL 35080

Grantee's Name Michael Anthony Ward, Trustee
Mailing Address Ouida Ward Irrevocable Trust
103 Augusta Way
Helena, AL 35080

Property Address 103 Augusta Way
Helena, AL 35080

Date of Sale August 21, 2018

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 218,900

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 Tax Assessor

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 8/21/2018

Print JOHN R. HOLLIMAN / AS

Unattested

Sign John R. Holliman / AS

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/22/2018 09:21:42 AM
\$240.00 CHERRY
20180822000300450

[Signature]

Print Form