

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

20180907000321960

09/07/2018 10:15:03 AM

DEEDS 1/4

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 us by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, **WILLIAM GARY LEGG and wife KAY ASTON LEGG**, the undersigned Grantors, do grant, bargain, sell and convey our interest, to **VALERIE LEGG HAYNES, as Trustee for the Legg Irrevocable Trust, dated September 6, 2018**, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

Lot 19, Sector Two Spring Garden Estates, as recorded in Map Book 5, page 12 in the Probate Office of Shelby County, Alabama.

Source of Title: Book 1027 at Page 261

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. 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.

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 unless stated herein;

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 September, 2018.

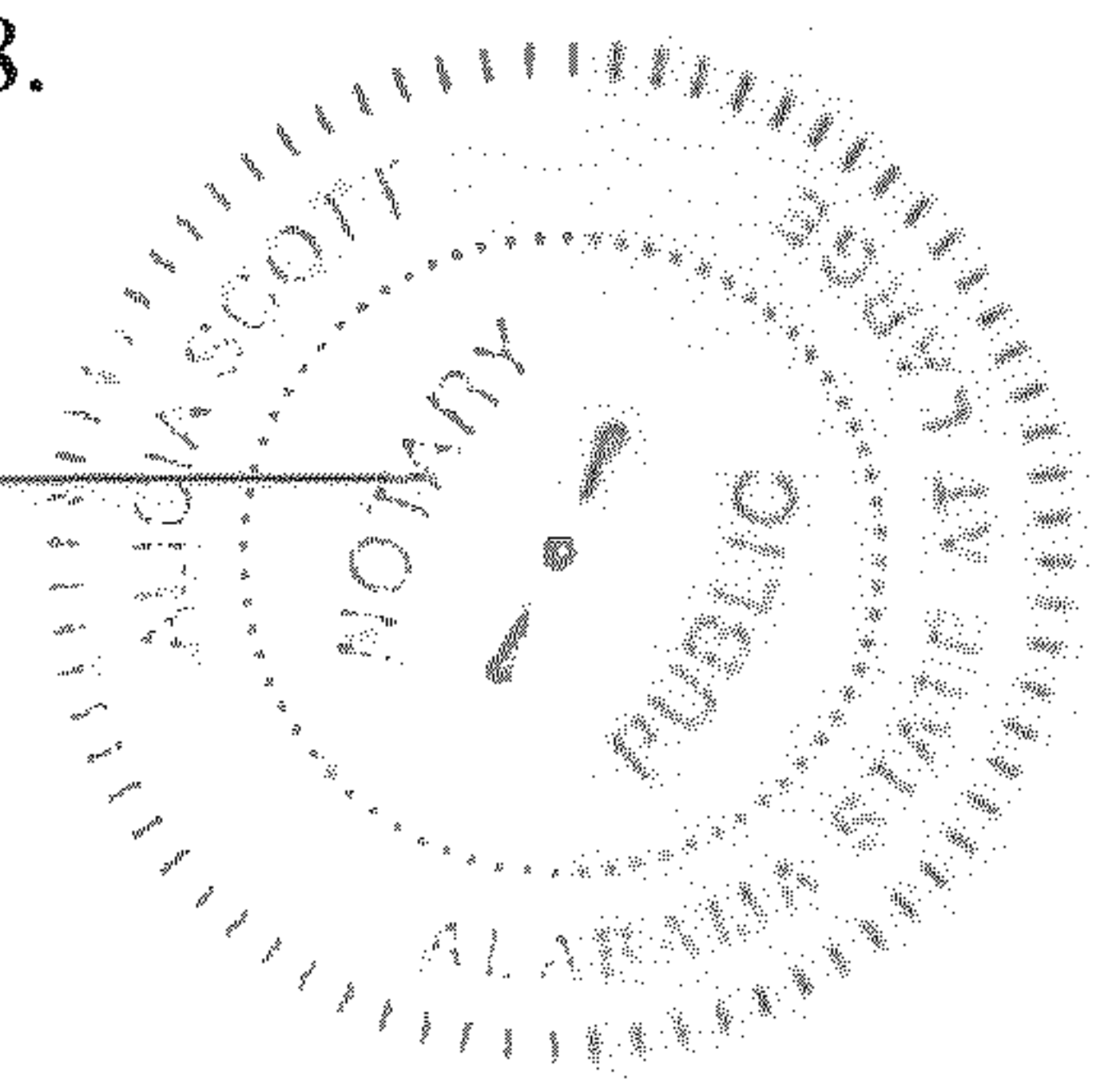
William Gary Legg (SEAL)
WILLIAM GARY LEGG

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 **William Gary Legg**, 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 September, 2018.

Alicia Scott
Notary Public My Commission Expires
July 27, 2022



Kay Aston Legg (SEAL)
KAY ASTON LEGG

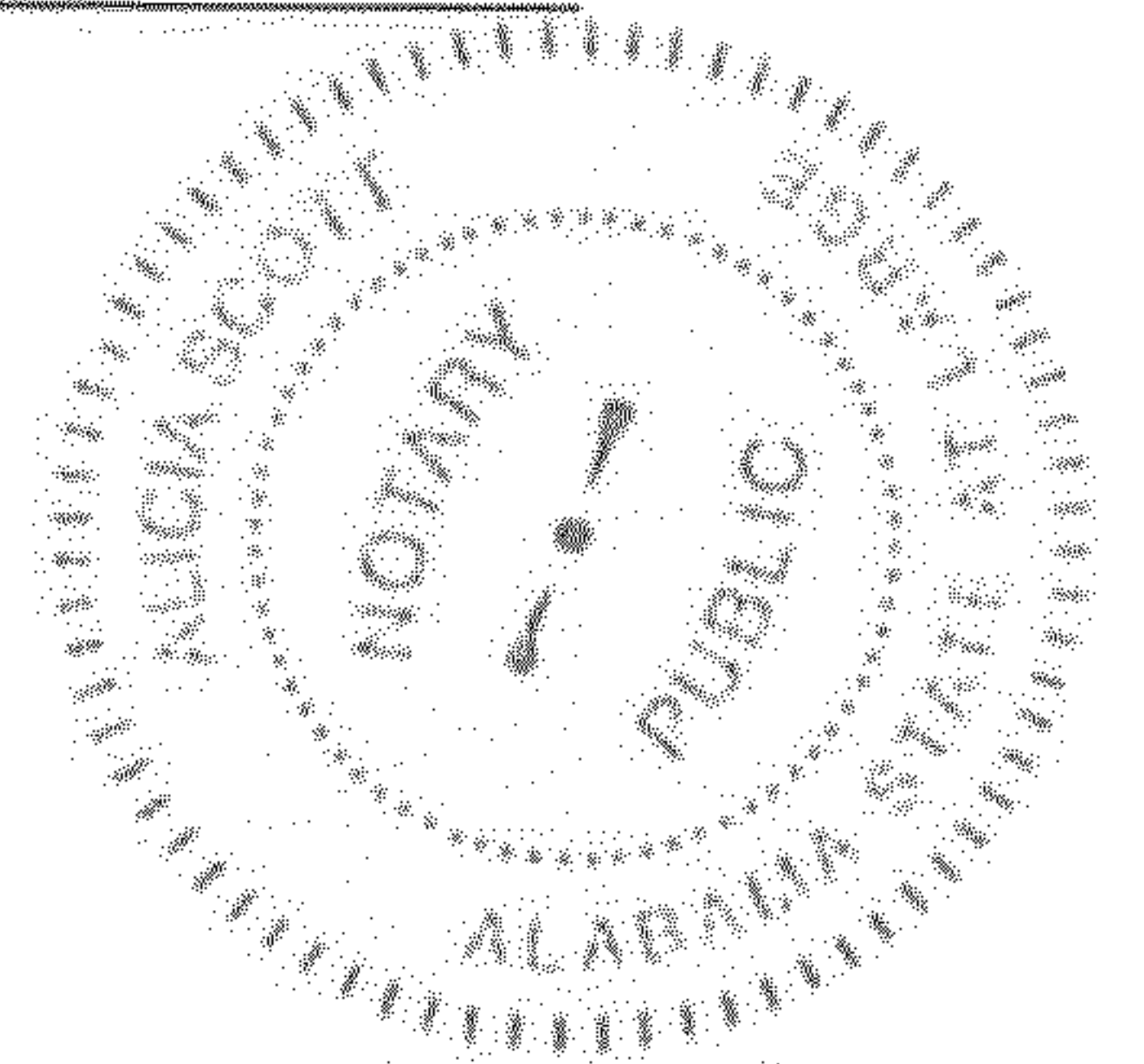
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Kay Aston Legg**, 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 September, 2018.


Notary Public

My Commission Expires
July 27, 2022



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

Real Estate Sales Validation Form

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

Grantor's Name William Gary Legg and Kay
 Mailing Address Aston Legg
 979 Alpine Way
 Indian Springs, AL 35124

Grantee's Name William Gary Legg and Kay A Legg
 Mailing Address Trustees of Legg Irrevocable Trust
 979 Alpine Way
 Indian Springs, AL 35124

Property Address 979 Alpine Way
 Indian Springs, AL 35124

Date of Sale September 6, 2018
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ \$248,320.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor
☐ 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 9/6/18

Print

MELANIE B. HOLLIMAN AS

Sign

Melanie B. Holliman

(Grantor/Grantee/Owner/Agent) circle one



ed

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, Alabama (verified by)
 09/07/2018 10:15:03 AM
 \$272.50 DEBBIE
 20180907000321960

☐ Allen S. Boyd

Form RT-1