

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Christopher & Christina Humphrey
23 Parsons Street
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 09/10/2018
State of Alabama
Deed Tax: \$10.50

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Three Hundred Eight Thousand and 00/100 Dollars (\$308,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, GENE DAVID BUMGARDNER and JEAN ELIZABETH BUMGARDNER, as co-trustees of the Jean and David Bumgardner Revocable Trust Agreement dated August 14, 2014 (herein referred to as GRANTORS), do grant, bargain, sell and convey unto CHRISTOPHER HUMPHREY and CHRISTINA K. HUMPHREY, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

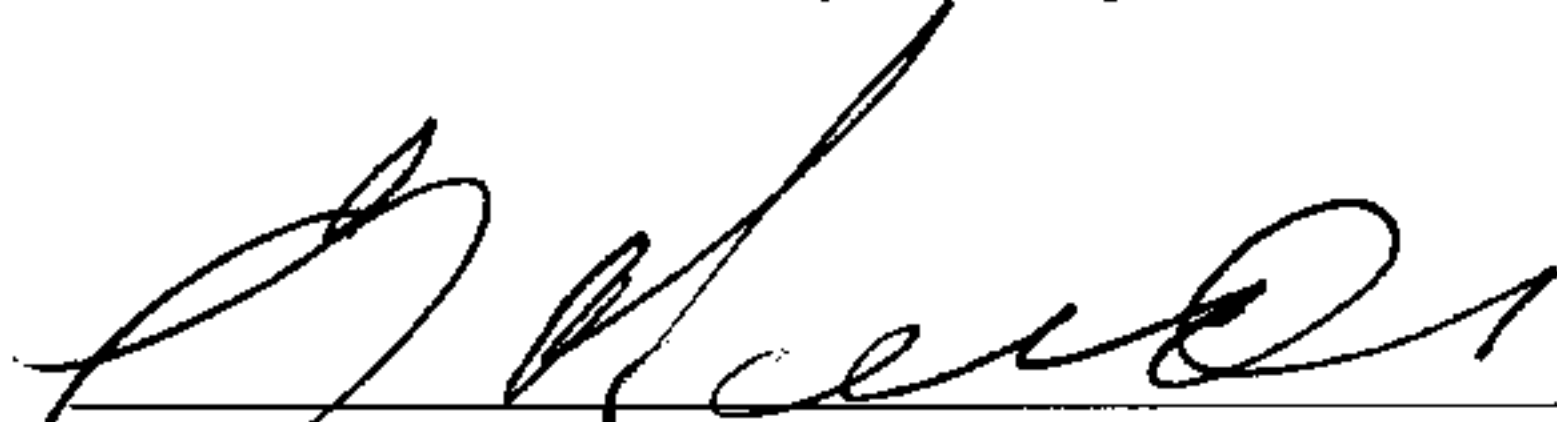
Lot 8-07, Block 8, according to the Final Plat for the Private, Mixed-Use, Traditional Neighborhood Development Subdivision of Mt. Laurel – Phase 1A, as recorded in Map Book 27, pages 72A and 72B, in the Probate Office of Shelby County, Alabama.

Two Hundred Ninety Seven Thousand Seven Hundred Twenty and 00/100 Dollars (\$297,720.00) of the consideration is from a purchase money first mortgage filed simultaneously.

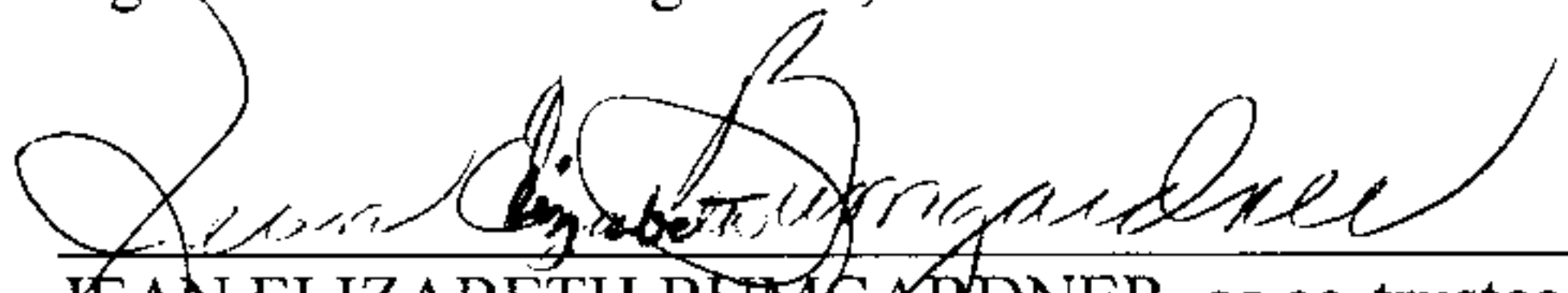
Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we, as Co-Trustees, do for ourselves and for our executors and administrators covenant with said GRANTEES, their heirs and assigns, that the estate is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we, as Co-Trustees, have a good right to sell and convey the same as aforesaid, and that we, as Co-Trustees, and our executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 31st day of August, 2018.



GENE DAVID BUMGARDNER, as co-trustee
of the Jean and David Bumgardner Revocable Trust
Agreement dated August 14, 2014

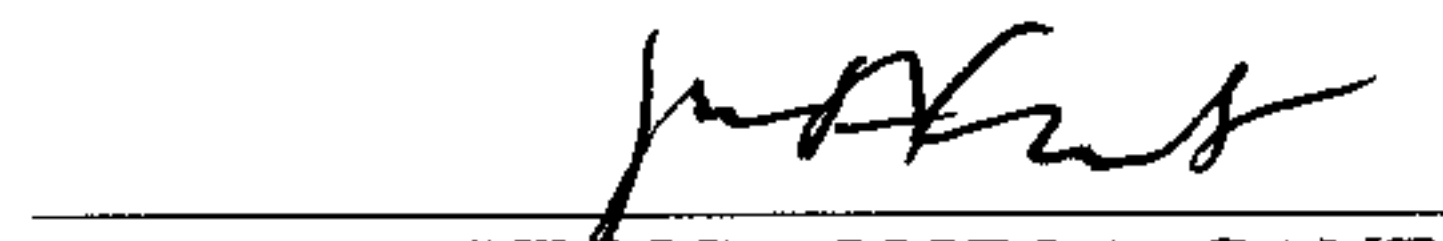


JEAN ELIZABETH BUMGARDNER, as co-trustee
of the Jean and David Bumgardner Revocable Trust
Agreement dated August 14, 2014

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

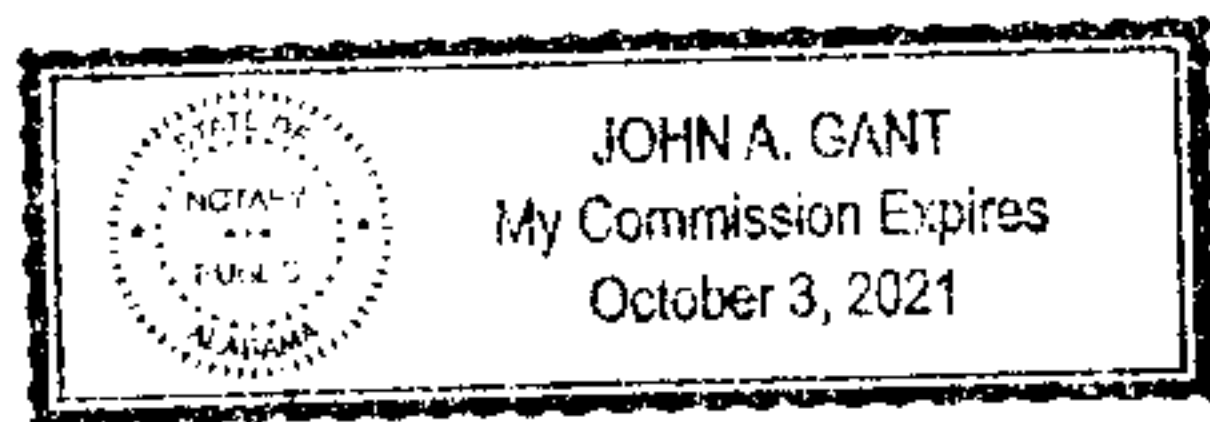
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GENE DAVID BUMGARDNER and JEAN ELIZABETH BUMGARDNER, as co-trustees of the Jean and David Bumgardner Revocable Trust Agreement dated August 14, 2014, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2018.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2021


20180910000324600 2/3 \$31.50
Shelby Cnty Judge of Probate, AL
09/10/2018 02:28:40 PM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Bumgardner Revocable Trust
Mailing Address P.O. Box 583
Chelsea, AL 35043

Grantee's Name Christopher & Christina Humphrey
Mailing Address 23 Parsons St.
Birmingham, AL 35242

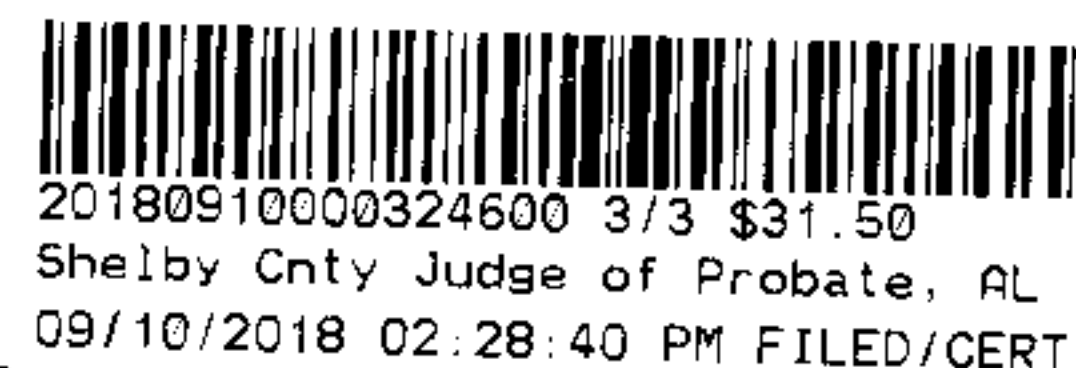
Property Address 23 Parsons St.
Birmingham, AL 35242

Date of Sale 8/31/18

Total Purchase Price \$ 308,000.00

or
Actual Value \$

or
Assessor's Market Value \$



The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 8/31/18

Print John A. Gant

Sign

John A. Gant
(Owner Agent circle one)