

This instrument was prepared by:
Jeff W. Parmer
LAW OFFICES OF JEFF W. PARMER, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209
(205) 871-1440

Send Tax Notice to:
Southeastern Property Solutions,
LLC
459 Main Street
Suite 101-306
Trussville, AL 35113

GENERAL WARRANTY DEED

by

The Estate of Eunice G. Milstead, deceased, Probate Case No. 2018-000591

STATE OF ALABAMA)
COUNTY OF JEFFERSON) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of Two Hundred Seventy Five Thousand and no/100 Dollars (\$275,000.00) and other good and valuable consideration to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Kim George, an unmarried person, individually and as Personal Representative of The Estate of Eunice G. Milstead, deceased, Probate Case No. 2018-000591** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Southeastern Property Solutions, LLC** (herein referred to as Grantee) the real property situated in Shelby County, Alabama and more fully described as follows:

Lot 16 A, according to a resurvey of Lots 14, 15, 16 & 17, Heatherwood, 2nd Sector, as recorded in Map Book 9, Page 5, in the Probate Office of Shelby County, Alabama (originally in Map Book 8, Page 28).

Subject to easements, restrictions, covenants and rights of way of record and subject to ad valorem taxes.

Clinton R. Milstead having reserved a life estate interest in Deed Book 357, Page 771, died on June 14, 2001.

Property address is 612 Saint Annes Terrace, Birmingham, AL 35244.

All of the purchase price was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

And Kim George, individually and as Personal Representative of The Estate of Eunice G. Milstead, deceased, Probate Case No. 2018-000591, does covenant with the said Grantee, its successors and assigns, that the Estate is lawfully seized in fee simple of said premises; that it is free from encumbrances, unless otherwise noted above; that the Estate has a good right to sell and convey the same as aforesaid; that the Estate

will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereto set his/her hand and seal this 14th day of September, 2018.

**The Estate of Eunice G. Milstead, deceased, Probate
Case No. 2018-000591**



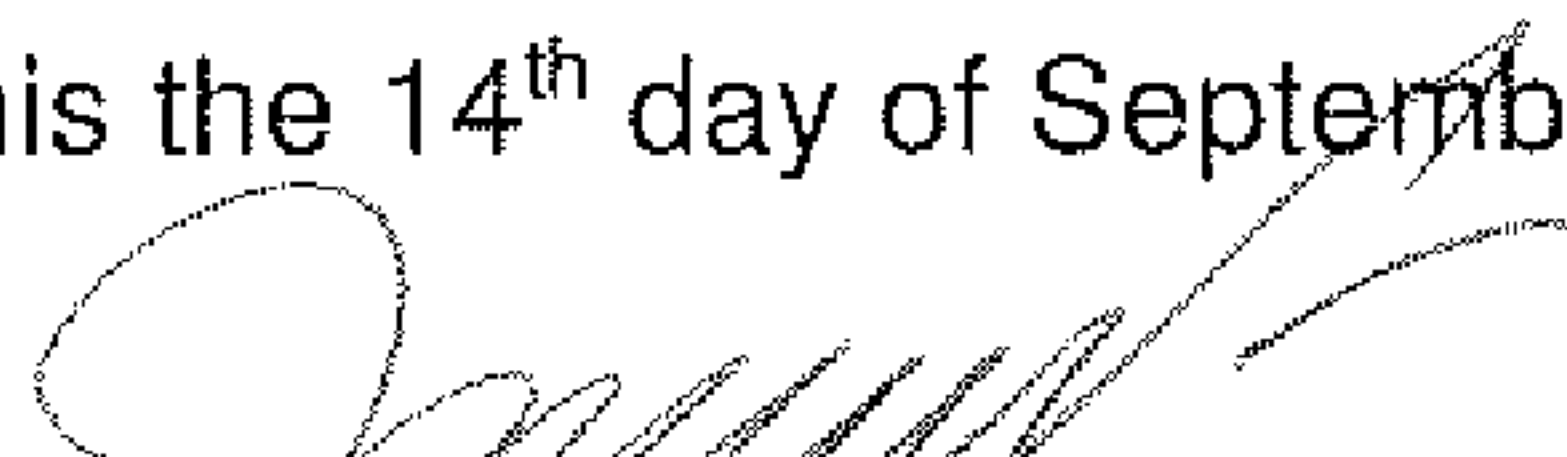
**By: Kim George
As Personal Representative**

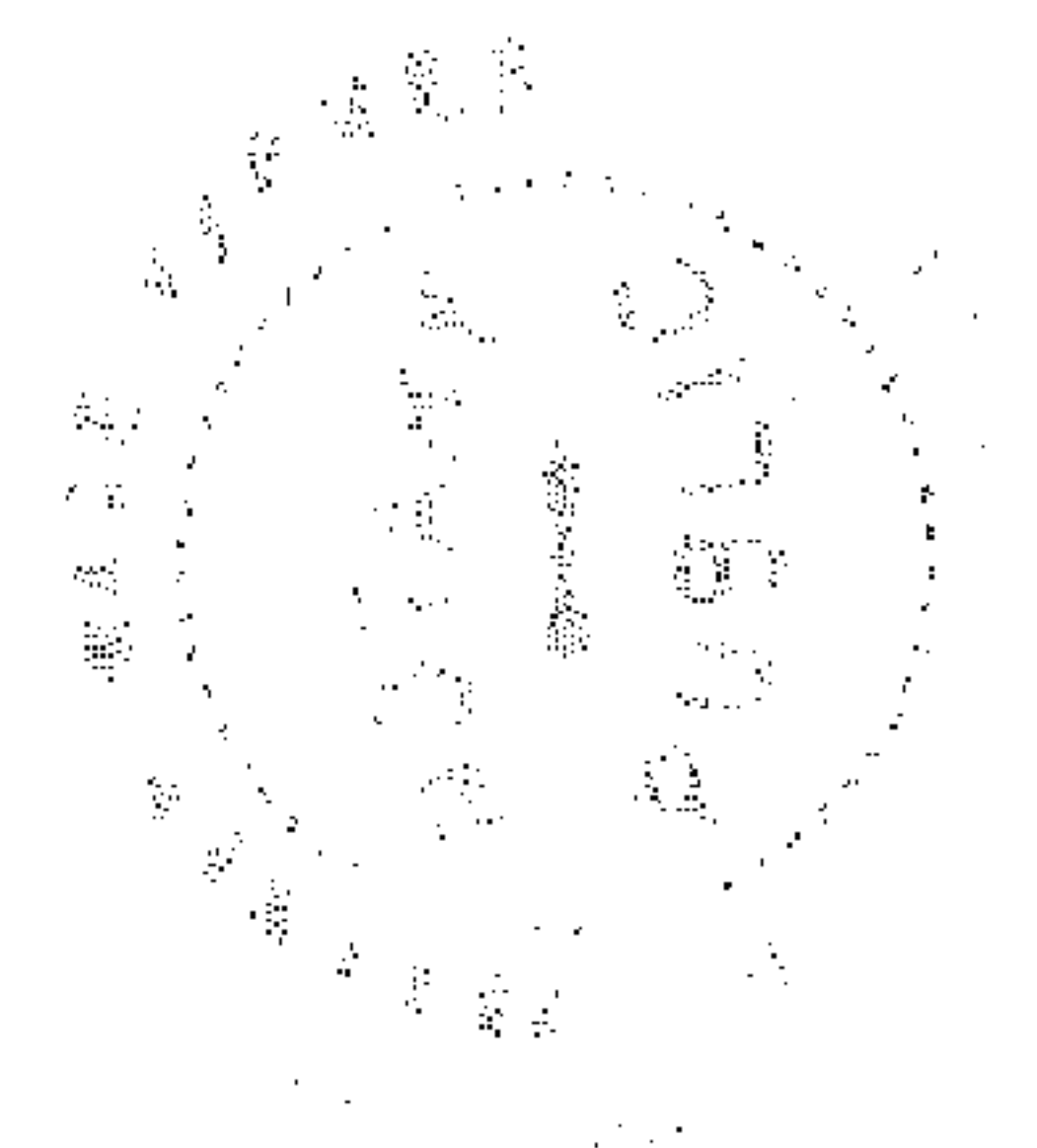
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kim George, Personal Representative of The Estate of Eunice G. Milstead, deceased, Probate Case No. 2018-000591**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, in his/her capacity as such **Personal Representative** and with full authority, executed the same voluntarily on the same that bears date.

Given under my hand and official seal this the 14th day of September, 2018.

[NOTARY SEAL]



NOTARY PUBLIC -
My commission expires: 09/13/2020


By: Kim George

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kim George, individually** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, executed the same voluntarily on the same that bears date.

Given under my hand and official seal this the 14th day of September, 2018.

[NOTARY SEAL]


NOTARY PUBLIC -

My commission expires: 09/13/2020



Real Estate Sales Validation Form

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

Grantor's Name Kim George, as Personal Representative of The Estate of
 Mailing Address Eunice G. Milstead, deceased, Probate Case No. 1028-000591
319 Great View Circle
Hoover, AL 35226

Grantee's Name Southeastern Property Solutions, LLC
 Mailing Address 459 Main Street
Suite 101-306
Trussville, AL 35173

Property Address 612 Saint Annes Terrace
Birmingham, AL 35244

Date of Sale 09/14/2018Total Purchase Price \$ 275000.00

or
 Actual Value \$

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/20/2018 02:40:40 PM
 \$25.00 JESSICA
 20180920000337650

Allen S. Byrd

The purchase price or actual value claimed 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

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 9/14/18Print Jeff W. Parmer☐ UnattestedSign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1