

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

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 Grantee, the receipt in full and sufficiency whereof is acknowledged, I, **JOSEPHINE B. BAKER, a widow**, the undersigned Grantor, do grant, bargain, sell and convey my interest, to **SUSAN SHEPHERD VERNA, as Trustee for the Baker Irrevocable Trust dated June 19, 2018**, Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

Lot 46, according to the Survey of Beaver Creek Preserve Third Sector, as recorded in Map Book 27, Page 91, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to easement(s); building line; and, restrictions as shown on recorded map.

Subject to restrictions and covenants appearing of record in Inst. No. 2000-19725 and Shelby Inst. No. 2000-38708.

Subject to right of way granted to Alabama Power Company recorded in Inst. No. 2000-23179.

Subject to restrictions and covenants appearing of record in Inst. No. 1998-29313 and Inst. No. 2000-19725.

Subject to easement as recorded in Inst. No. 1997-34735

Subject to right of way granted to Alabama Power Company recorded in Volume 263, page 46 and Inst. No. 200-23197

Source of Title: Instrument No: 2001-08217

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 Grantee, her successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, her successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances unless stated herein; 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 successors and assigns, forever, against the lawful claims of all persons.

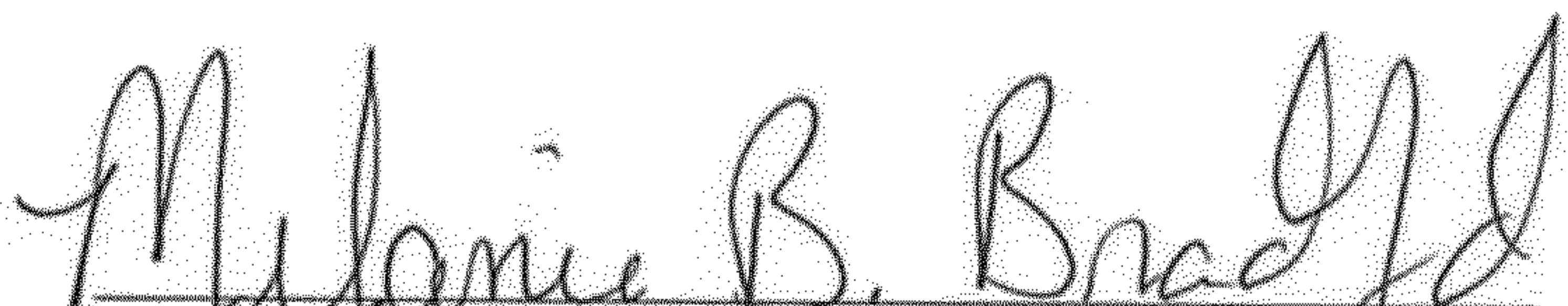
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of June, 2018.

 (SEAL)
JOSEPHINE B. BAKER

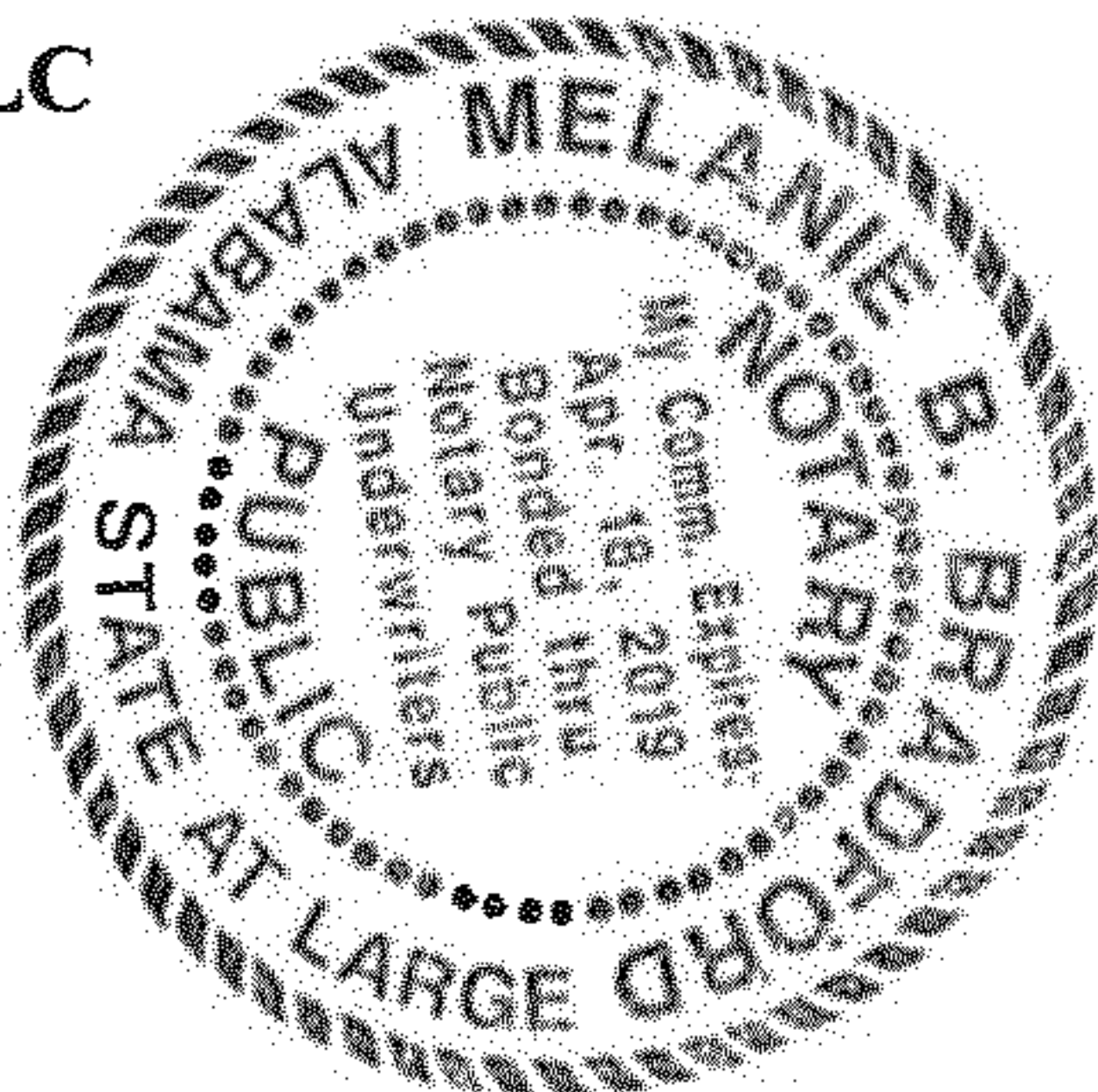
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JOSEPHINE B. BAKER**, 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 19th day of June, 2018.


Notary Public *AKH Melanie B. Holliman*

This Instrument was Prepared by:
BRADFORD & HOLLIMAN, LLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (256) 259-3302



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

Grantor's Name Josephine Brown Baker
Mailing Address 229 Beaver Crest
Pelham, AL 35124

Grantee's Name Susan Shepherd Verna, Trustee of
Mailing Address the Baker Irrevocable Trust
dated June 19, 2018

Property Address 229 Beaver Crest
Pelham, AL 35124

Date of Sale June 19, 2018

Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 185,800

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 6/19/18

Print MELANIE B. HOLLIMAN / AS

Sign *Melanie B. Holliman*
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2018 07:54:31 AM
\$207.00 JESSICA
20180924000339050

Print Form

Allen S. Boyd

Form RT-1