

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Robert Bate, II
134 Barnsley Street
Wilsonville, Alabama 35186

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Seventy Nine Thousand and 00/100 Dollars (\$379,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, I,

Janet Hollomon, an unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Robert Bate, II and Donna Bate, a 50% undivided interest, to have and to hold, as joint tenants with right of survivorship, and
Dana Abrams, to have and to hold, a 50% undivided interest,**

(hereinafter referred to as "Grantees") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 66, according to the Survey of A Subdivision for Single Family Residences, Bulley Creek Farm Development 1st Sector, as recorded in Map Book 38, Pages 75A and 75B, in the Probate Office of Shelby County, Alabama.

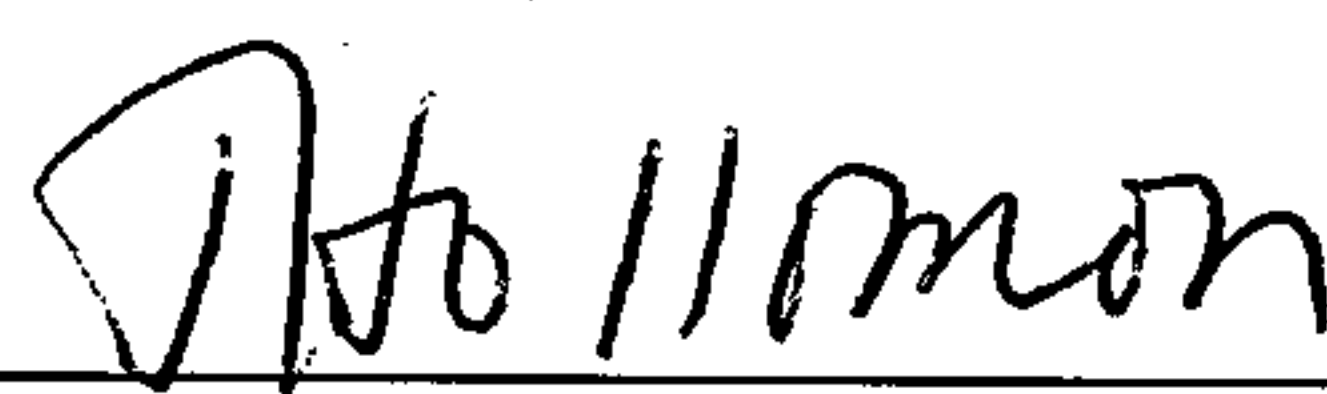
\$341,100.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2018 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that Robert Bate, II and Donna Bate shall hold their undivided 50% interest in the property described herein as joint tenants with right of survivorship, but Robert Bate, II and Donna Bate, collectively, and Dana Abrams, individually, shall be tenants in common as to their joint ownership of the property.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

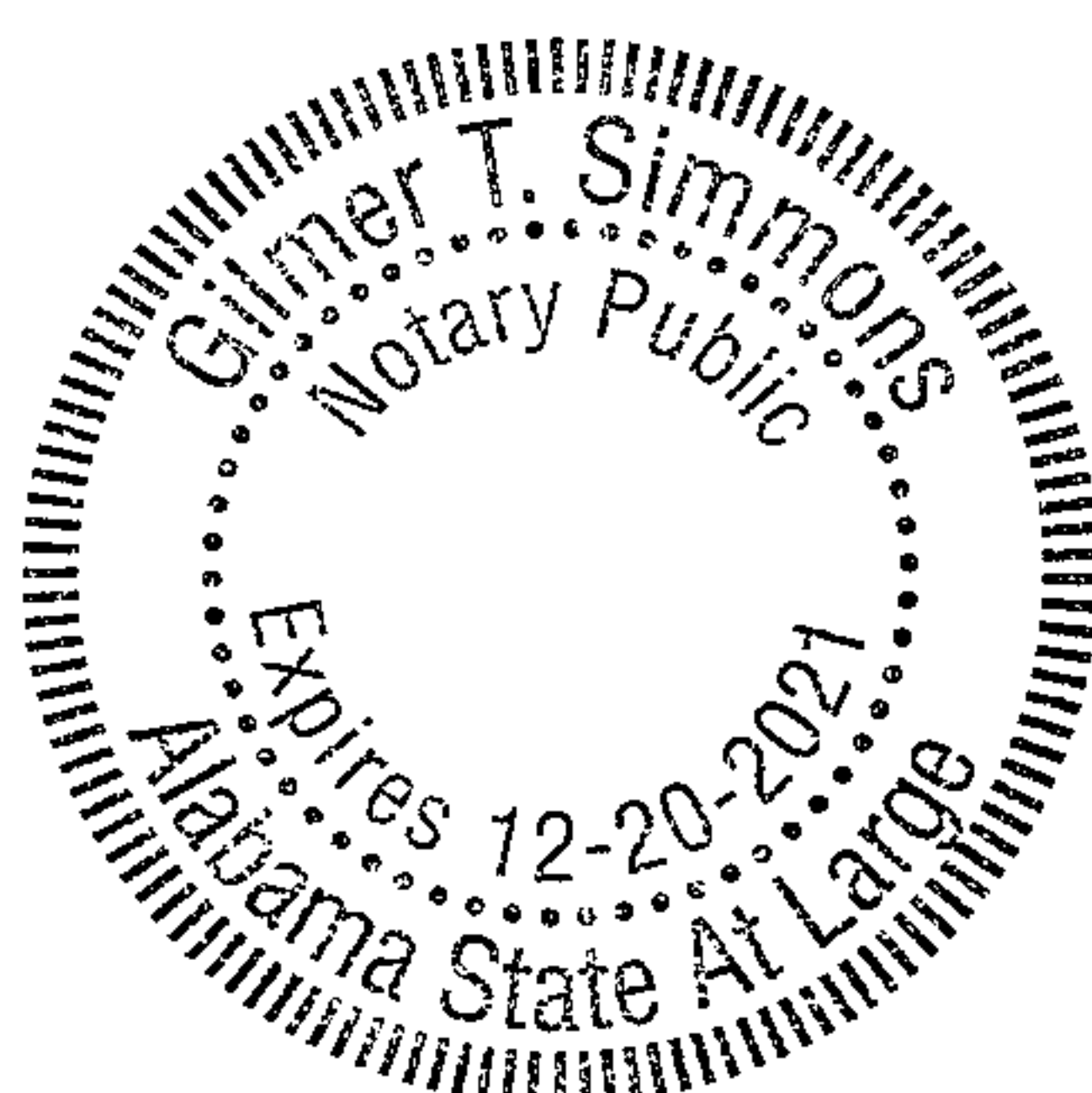
IN WITNESS WHEREOF, I have set my hand and seal, this **14th day of September, 2018.**


_____(Seal)
Janet Hollomon

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Janet Hollomon** 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 **14th day of September, 2018.**





**Notary Public: Gilmer T. Simmons
My Commission Expires: 12/20/2021**

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: **Janet Hollomon** Date of Sale: **September 14th, 2018**
Mailing Address: **134 Barnsley Street**
Wilsonville, Alabama, 35186

Property Address: **134 Barnsley Street**
Wilsonville, Alabama, 35186

Total Purchase Price: **\$379,000.00**
Or
Actual Value: \$ _____
Or
Assessor's Market Value: \$ _____

Grantee Name: **Robert Bate, II**
Grantee Name: **Donna Bate**
Mailing Address: **2517 Comanche Drive**
Birmingham, AL, 35244

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 _____
☒ 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 Section 40-22-1 (h).

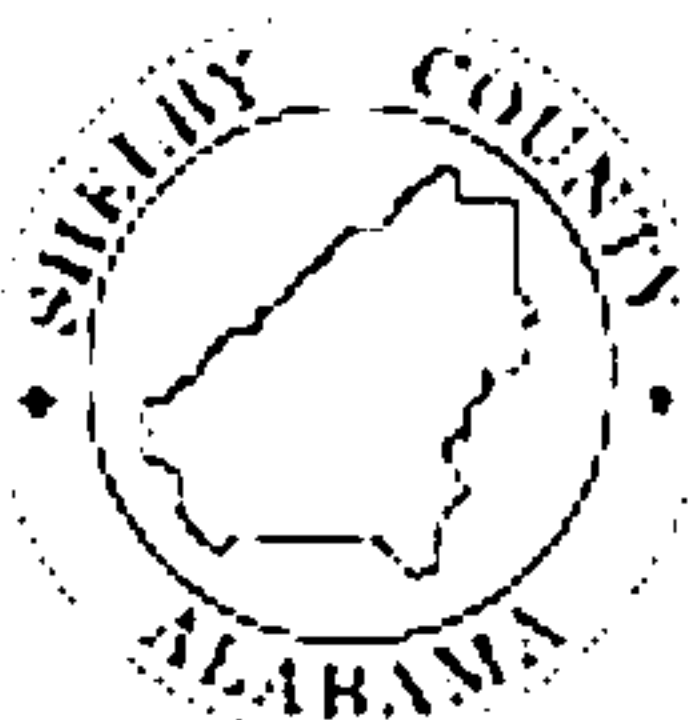
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

Date: **September 14th, 2018**

Print: Gilmer T. Simmon

☐ Unattested _____
(verified by)

Sign: [Signature]
(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 08:48:38 AM
\$56.00 CHARITY
20180924000339170

Allen S. Boyd