

Mail tax statements to:
Rita M. Bahos, Trustee
1045 Danberry Lane
Birmingham, Alabama 35242

When recorded, return to:
Rowe & Walton PC
Robyn Rowe Walton
Attorney at Law
915 South Main
Bountiful, Utah 84010

20180928000346610 1/2 \$381.50
Shelby Cnty Judge of Probate, AL
09/28/2018 09:30:30 AM FILED/CERT

Parcel No. 02-7-36-0-003-036.000

SPECIAL WARRANTY DEED

RITA M. BAHOS, Trustee of THE BAHOS FAMILY TRUST dated the 13th day of March, 1995, of Birmingham, County of Shelby, State of Alabama, **GRANTOR**, hereby CONVEYS and WARRANTS only as against all claiming by, through, or under it, to RITA M. BAHOS, Trustee or Successor Trustees of THE BAHOS MARITAL TRUST dated the 13th day of March, 1995, of Birmingham, County of Shelby, State of Alabama, **GRANTEE**, for the sum of Ten Dollars any and all interest in the following described tract of land in Shelby County, State of Alabama:

LOT 36B, ACCORDING TO THE FINAL PLAT OF THE COTTAGES OF DANBERRY RESURVEY NO. 3, RECORDED IN MAP BOOK 41, PAGE 80, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal, this 28 day of July, 2018.

Rita M. Bahos

RITA M. BAHOS, Trustee
THE BAHOS FAMILY TRUST dated
the 13th day of March, 1995

Shelby County, AL 09/28/2018
State of Alabama
Deed Tax: \$363.50

STATE OF ALABAMA)

:ss.

COUNTY OF SHELBY)

On the 28th day of July, 2018, personally appeared before me RITA M. BAHOS, Trustee of THE BAHOS FAMILY TRUST dated the 13th day of March, 1995, the signer of the within instrument, who duly acknowledged to me that she executed the same.

Shannon L. Hall

NOTARY PUBLIC

Residing at Shelby County

Real Estate Sales Validation Form

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

Grantor's Name Rita M. Bahos, Trustee
Mailing Address The Bahos Family Trust
1045 Danberry Lane
Birmingham AL 35242

Grantee's Name Rita M. Bahos, Trustee
Mailing Address The Bahos Marital Trust
1045 Danberry Lane
Birmingham AL 35242

Property Address 1045 Danberry Lane
Birmingham AL
35242

Date of Sale 07-28-2018
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 363,500

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

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 8-20-18

Print Rita M. Bahos

Unattested

Sign

Rita M. Bahos

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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