

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 me by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, Tommie Langston aka Tommie P. Langston, a single woman, the undersigned Grantors, do grant, bargain, sell and convey our interest, to the Kathy Adkins as Trustee of the Tommie Langston Irrevocable Trust dated October 3, 2018 Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

Lot 32, Survey of Cedar Grove at Sterling Gate Sector 2, Phase 2, as recorded in Map Book 25, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

Thomas Earl Langston, the other grantee in that certain joint tenants with right of survivorship deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, Instrument Number 20041005000548420, died on or about October 24, 2013. Tommie Langston is the surviving spouse and grantee in said deed.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of

said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of October, 2018.

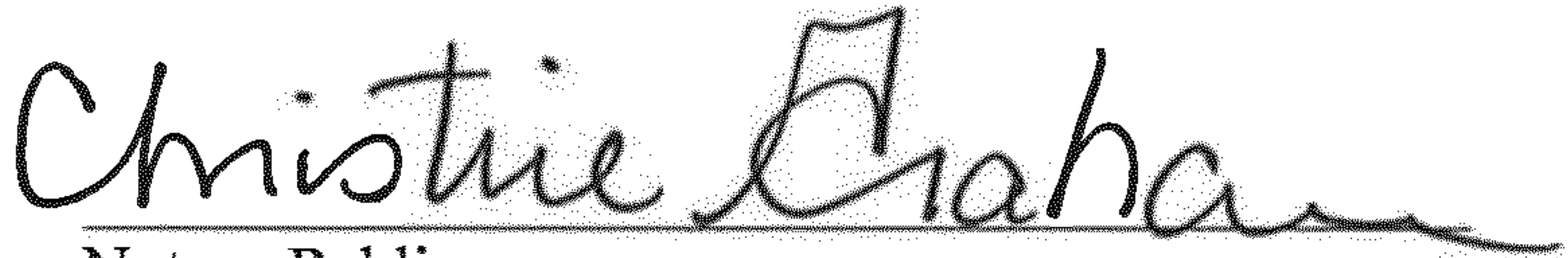
 (SEAL)
Tommie Langston

STATE OF ALABAMA

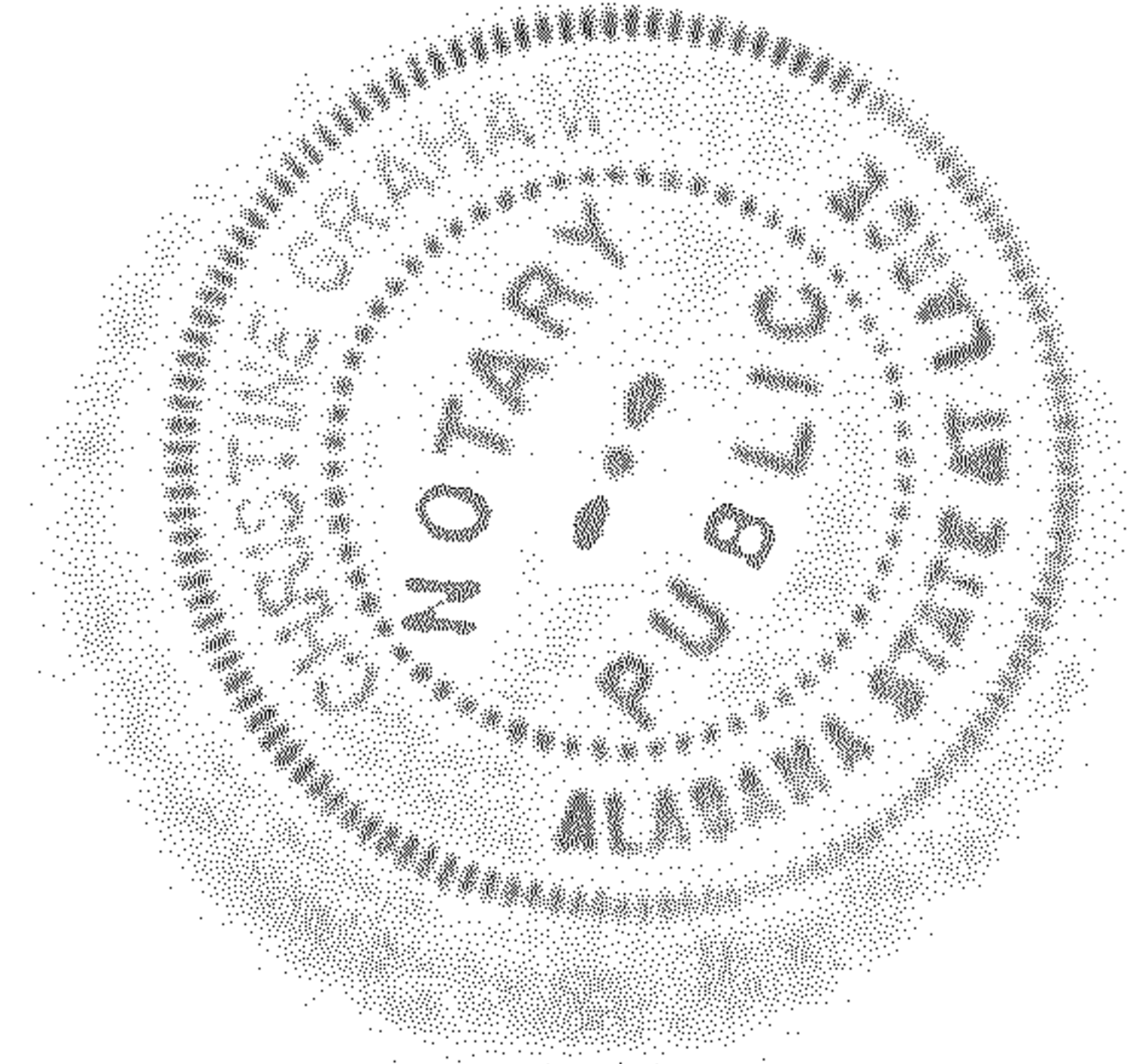
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Tommie Langston, a single woman**, 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 3rd day of October, 2018.


Notary Public

My Commission Expires
March 8, 2021



This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
John Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281

Real Estate Sales Validation Form

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

Grantor's Name Tommie P Langston
Mailing Address 178 Cedar Grove Parkway
Maylene, AL 35114

Grantee's Name Kathy Adkins TTEE of the
Mailing Address Tommie Langston Irrevocable Trust
178 Cedar Grove Parkway
Maylene, AL 35114

Property Address 178 Cedar Grove Parkway
Maylene, AL 35114

Date of Sale October 3, 2018
Total Purchase Price \$
or
Actual Value \$

20181005000356370 10/05/2018 01:18:22 PM DEEDS 3/3 or
Assessor's Market Value \$ 177,200.00

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 Tax Assessor
☐ 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 § 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 10/3/18

Print MELANIE B. HOLLIMAN AS

Unattested

Sign Melanie B Holliman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2018 01:18:22 PM
\$198.50 CHERRY
20181005000356370

Allen S. Boyd