

This instrument was prepared by:  
Carrie Townes Cotney, Attorney  
Townes & Woods, PC  
717 Kerr Drive, Gardendale, Alabama 35071  
(205) 271-7955

Send Tax Notice to:  
William B. Cleveland III  
2541 Whetstone Road  
Birmingham, AL 35243

**WARRANTY DEED**  
(without title opinion)

**STATE OF ALABAMA)**  
**JEFFERSON COUNTY)**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledge, I or we, **William B. Cleveland III, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Melton Ted Cleveland** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to wit:

**Lot 28, according to the amended plat of Park Place, Fourth Addition, as recorded in Map Book 18, Page 116 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Subject to easements and rights-of-way for existing roads and utilities.**

**Excepting and reserving to said grantor, William B. Cleveland III and his assigns a life estate in the premises described above for and during the natural life of said grantor.**

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 10/05/2018  
State of Alabama  
Deed Tax: \$125.50

  
20181005000357280 1/3 \$146.50  
Shelby Cnty Judge of Probate, AL  
10/05/2018 03:36:57 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this  
2<sup>nd</sup> day of October, 2018.

William B. Cleveland III  
William B. Cleveland III

STATE OF ALABAMA )  
JEFFERSON COUNTY ) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William B. Cleveland III, an unmarried man**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2<sup>nd</sup> day of October, 2018.

D. B. Cleveland  
Notary Public  
My Commission Expires: 4/6/2022

[SEAL]

20181005000357280 2/3 \$146.50  
Shelby Cnty Judge of Probate: AL  
10/05/2018 03:36:57 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name

William B. Cleveland III  
184 Park Place Lane  
Alabama, AL 35007

Grantee's Name

Melton Lee Cleveland  
90 William B. Cleveland III  
2541 Whitetop Rd.  
Birmingham, AL 35243

Property Address

184 Park Place Lane  
Alabama, AL 35007

Date of Sale

10/2/18

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 125,200.00

\* Reserve a life estate in property to  
William B. Cleveland III

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 § 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 10/2/18

Print

CARRIE TOWNEES COTNEY

Unattested

Sign

CARRIE TOWNEES COTNEY  
(Grantor/Grantee/Owner/Agent) circle one

verified by

