

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

20181127000415230 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
11/27/2018 01:58:04 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

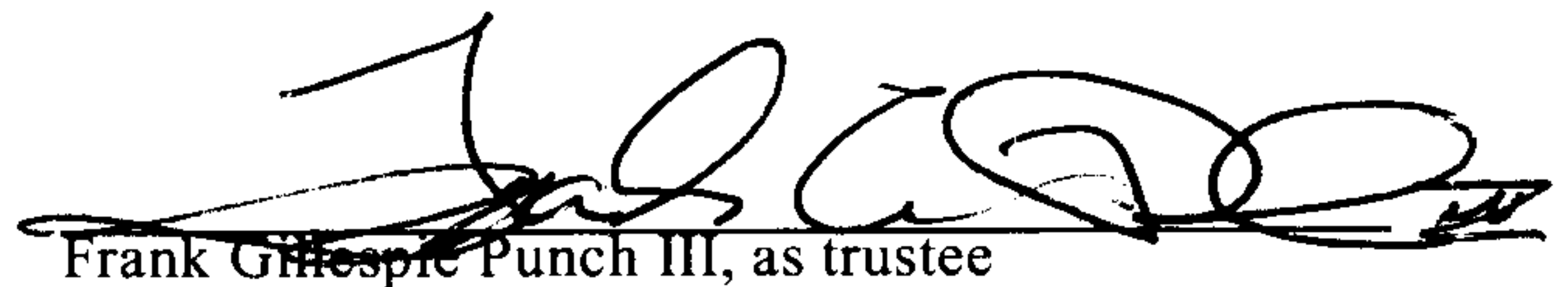
That in consideration of the distribution of the Frank G. Punch, Jr. Family Trust created under the Punch Living Trust dated May 9, 1995, the undersigned Frank Gillespie Punch, III as trustee of the Frank G. Punch, Jr. Family Trust created under the Punch Living Trust dated May 9, 1995 (herein referred to as GRANTOR) pursuant to the power and discretion given to him in said trust, does grant, bargain, sell and convey unto Frank Gillespie Punch III individually (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, Block 2, according to the Survey of Gross' Addition to Altadena South, 1st Phase of 1st Sector, as recorded in Map Book 5, page 122, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record. Also subject to the rights of Roger Moore and Judy Moore to live in the house located on said property for as long as they wish, as provided in the will and codicil of Joyce M. Punch, Shelby County Probate Court Case No. PR-2018-000182.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

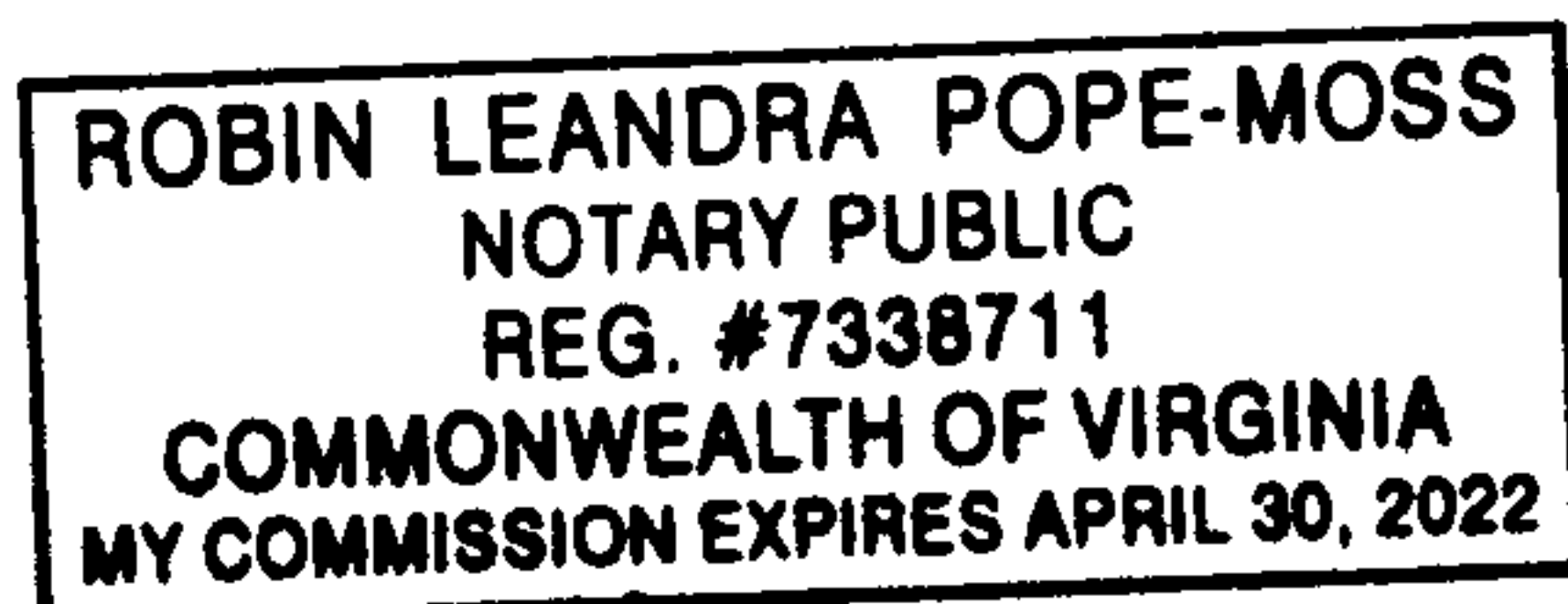
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 19th day of November 2018.

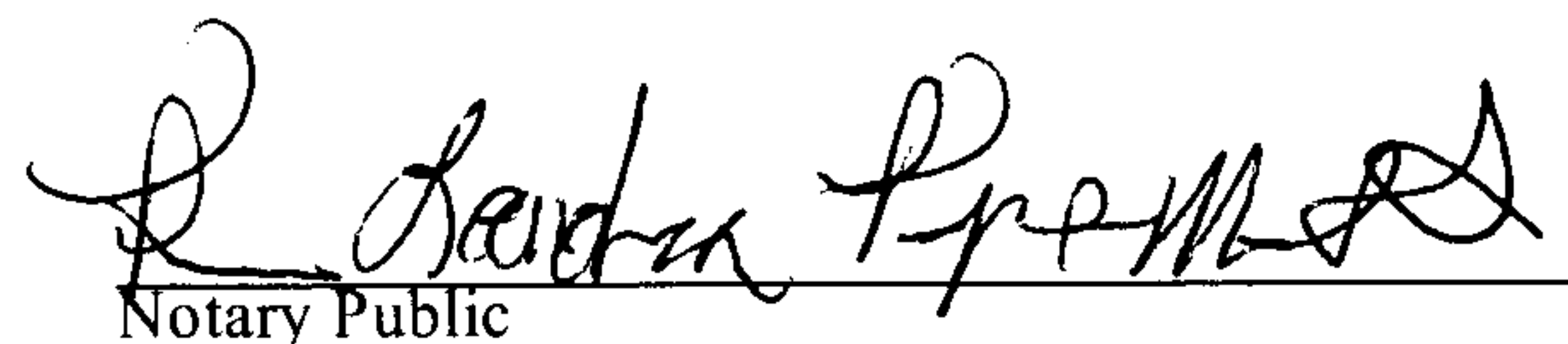

Frank Gillespie Punch III, as trustee

STATE OF Virginia
COUNTY OF Chesterfield

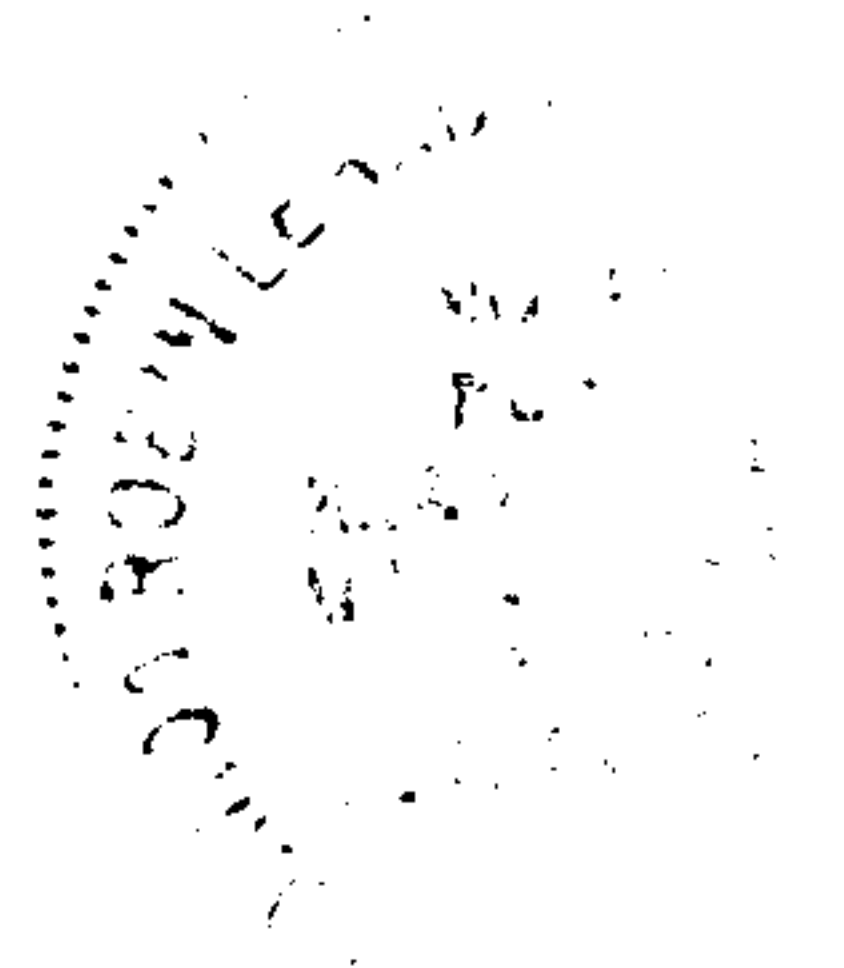
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Gillespie Punch III, whose name as trustee of the Frank G. Punch, Jr. Family Trust created under the Punch Living Trust dated May 9, 1995, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he as such trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of November, 2018.




Notary Public

My commission expires: April 30, 2022



Real Estate Sales Validation Form

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

Grantor's Name Frank G. Punch Jr. Family Trust
Mailing Address 900 Buford Oaks Lane
Richmond, VA 23235

Grantee's Name Frank Gillespie Punch III
Mailing Address 900 Buford Oaks Lane
Richmond, VA 23235

Property Address 4904 Mountain View Hwy
Birmingham, AL 35244

Date of Sale 11-19-18
Total Purchase Price \$

or
Actual Value \$

Distribution of testamentary trust

or
Assessor's Market Value \$ 223,300

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 11-26-18

Print William R. Justice

☐ Unattested

Sign

William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1