

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, I, **VIVIAN A. MEADOWS, a married woman**, the undersigned Grantor, do grant, bargain, sell and convey my interest, to **JOHN M. MEADOWS and VIVIAN A. MEADOWS, Trustees of the Meadows Living Trust dated November 30, 2018**, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

Unit 114, According to survey of Sterling Oaks Condominium, a condominium in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 2004701000364570, and Articles of Incorporation of Sterling Oaks Owners Association, Inc., as recorded in Exhibit "C" of the Declaration of Condominium, and the by-laws of Sterling Oaks Owners Association as recorded in Exhibit "D" of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a condominium as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a condominium recorded in Map Book 33 Page 101 A thru D, in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument 20181203000421710

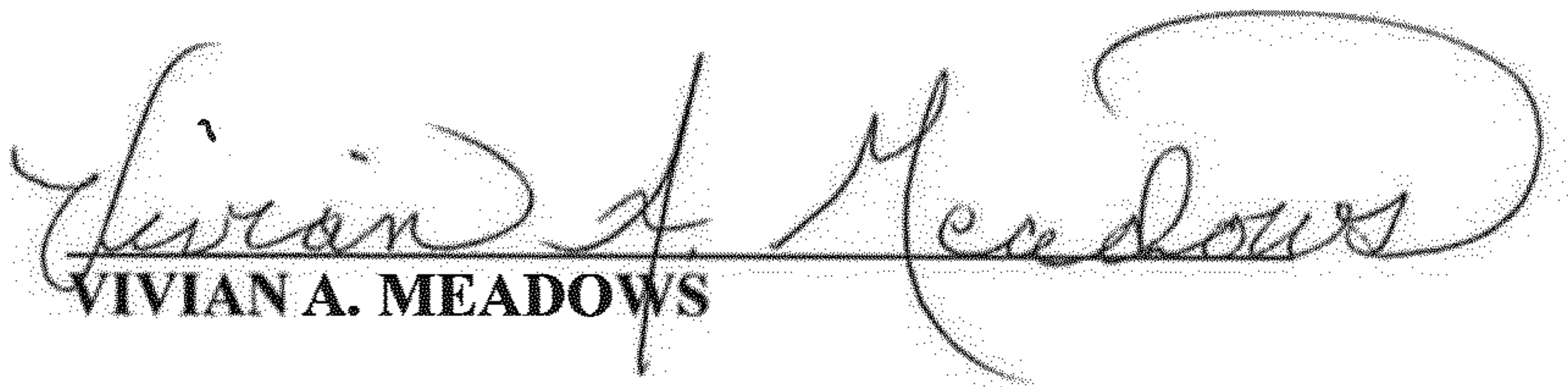
This is not the homestead property of the Grantor.

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 I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; it is 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 the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of November, 2018.


VIVIAN A. MEADOWS

STATE OF ALABAMA
COUNTY OF SHELBY

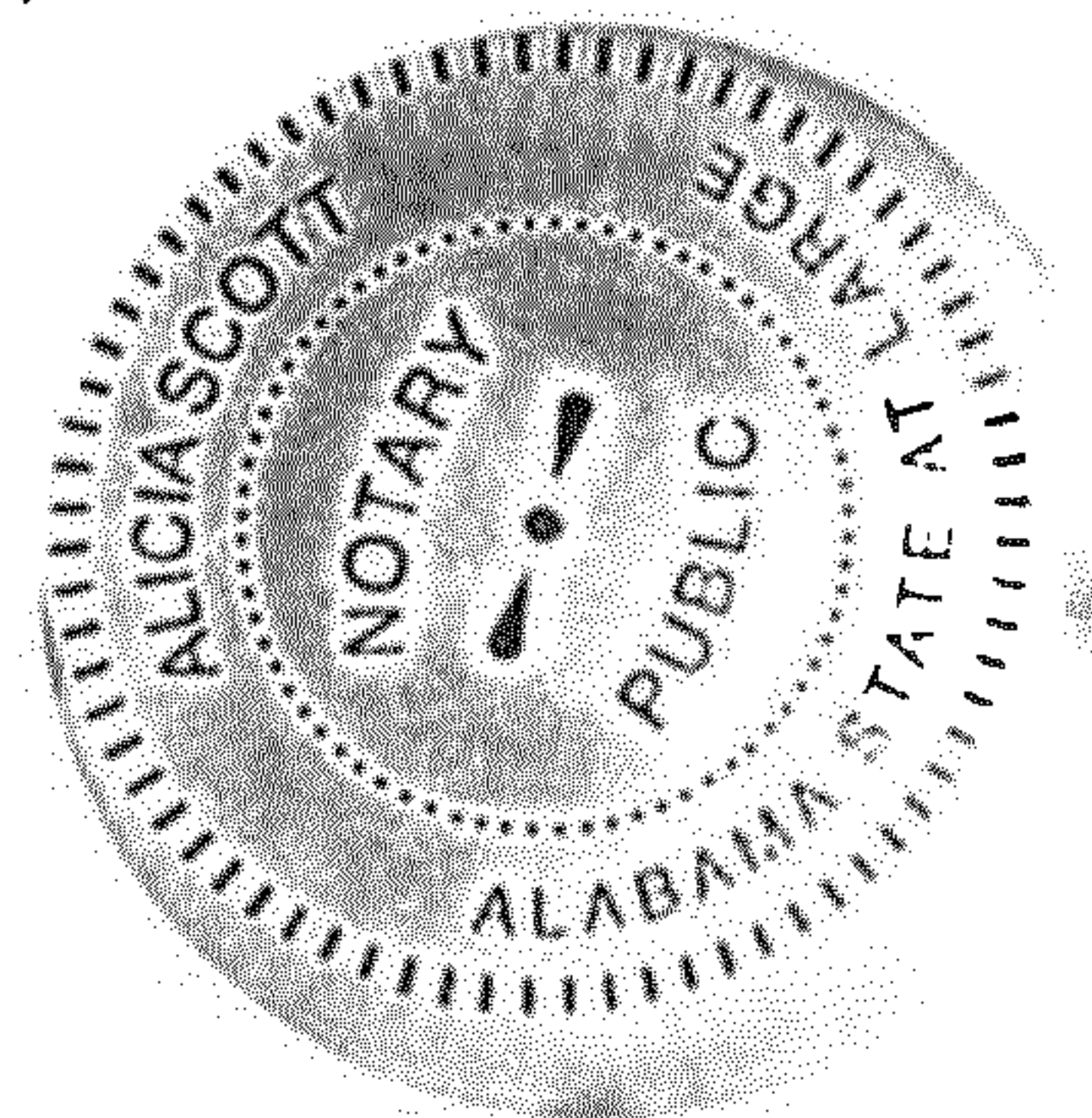
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **VIVIAN A. MEADOWS**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of November, 2018.


Notary Public

My Commission Expires
July 27, 2022

This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (256) 663-9464



Real Estate Sales Validation Form

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

Grantor's Name John M & Vivian A Meadows
Mailing Address 3881 Ripple Leaf Circle
Hoover, AL 35216-5390

Grantee's Name John M & Vivian A Meadows, TTEEs
Mailing Address Meadows Living Trust
3881 Ripple Leaf Circle
Hoover, AL 35216-5390

Property Address 114 Sterling Oaks Drive

Date of Sale November 30, 2018

Total Purchase Price \$

or

Actual Value \$

20181204000423020 12/04/2018 08:15:57 AM DEEDS 3/3 or

Assessor's Market Value \$ 113,750.00 Full Value

\$56,875.00 1/2 Value

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 11/30/2018

Print MELANIE B. HOLLIMAN / AS

Unattested

Sign Melanie B. Holliman / AS

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2018 08:15:57 AM
\$78.00 CHERRY
20181204000423020

Print Form

Allen S. Bayl

Form RT-1