

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Sent Tax Notice to:  
Holly Fairbanks McIlwain

270 Doug Baker Blvd Ste 700-264  
Birmingham, AL. 35242

**WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Two Hundred Forty-One Thousand Seven Hundred And 00/100 (\$241,700.00) and other good and valuable considerations to the undersigned, Gloria Eremity Jackson, a single woman (hereinafter referred to as the "Grantors"), in hand paid by Holly Fairbanks McIlwain (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors does by these presents, grant, bargain, sell and convey unto the said Grantees, the following described real estate situated in Shelby County, Alabama:

Lot 13, according to the Final Plat of Greystone Farms, Mill Creek, Phase 2, as recorded in Map Book 21, Page 21 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Grantee, her heirs and assigns, forever.

And the Grantor does, for herself and her heirs and assigns, covenant with the said Grantee that Grantor is lawfully seized of said premises in fee simple, that it is free from all encumbrances except as hereinabove stated, that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and her heirs and assigns shall, warrant and defend the same unto the said Grantee, her successors and assigns forever, against the lawful claims of any and all persons.

Shelby County, AL 12/04/2018  
State of Alabama  
Deed Tax: \$242.00

  
20181204000423460 1/3 \$263.00  
Shelby Cnty Judge of Probate, AL  
12/04/2018 09:54:53 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantors, have hereto set its signature and seal, this the 30<sup>th</sup> day of November, 2018.

**Gloria Eremity Jackson**

Gloria Eremity Jackson (SEAL)

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gloria Eremity Jackson, 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 the 30<sup>th</sup> day of November, 2018.

Clifton Bogene Ellison

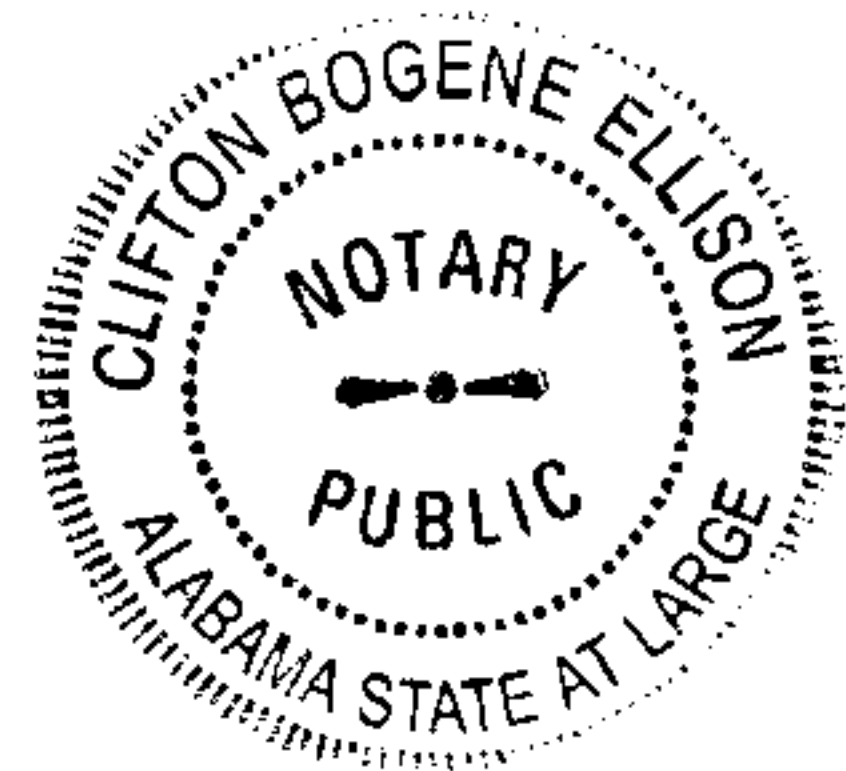
NOTARY PUBLIC

My Commission Expires. MY COMMISSION EXPIRES 02/14/2021

AFFIX SEAL

2018-000884

20181204000423460 2/3 \$263.00  
Shelby Cnty Judge of Probate, AL  
12/04/2018 09:54:53 AM 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 Gloria Eremity Jackson

Mailing Address \_\_\_\_\_

Grantee's Name Holly Fairbanks McIlwain

Mailing Address 270 Doug Baker Blvd Ste 700-264  
Birmingham, AL. 35242

Property Address 6547 Mill Creek Circle  
Birmingham, AL 35242-7322

Date of Sale 11/30/2018  
Total Purchase Price \$241,700.00

or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market 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  
☒ 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 11/30/2018

☐ Unattested

\_\_\_\_\_  
(verified by)

Print Caroline Walker

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

20181204000423460 3/3 \$263.00  
Shelby Cnty Judge of Probate, AL  
12/04/2018 09:54:53 AM FILED/CERT