

SEND TAX NOTICE TO:
Alan McGill, Claudia McGill & Trace McGill
168 Stratford Circle
Pelham, AL 35124

This instrument was prepared by:
Wendy Hartley Gregerson
5501 Highway 280, Suite 301
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

20190118000020800 1/2 \$242.00
Shelby Cnty Judge of Probate, AL
01/18/2019 11:42:44 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of compliance with an order of the Probate Court of Shelby County, Alabama, hereinafter described, 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 acknowledged, I, **John David Funk, as Personal Representative of the Estate of Margaret Alison Funk McGill, deceased**, (herein referred to as Grantor), grant, bargain, sell and convey unto **Alan D. McGill, Claudia McGill, and Trace E. McGill**, all who are unmarried (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Home located at 168 Stratford Circle, Pelham, AL 35124, more particularly described as follows:

Lot 10, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama.

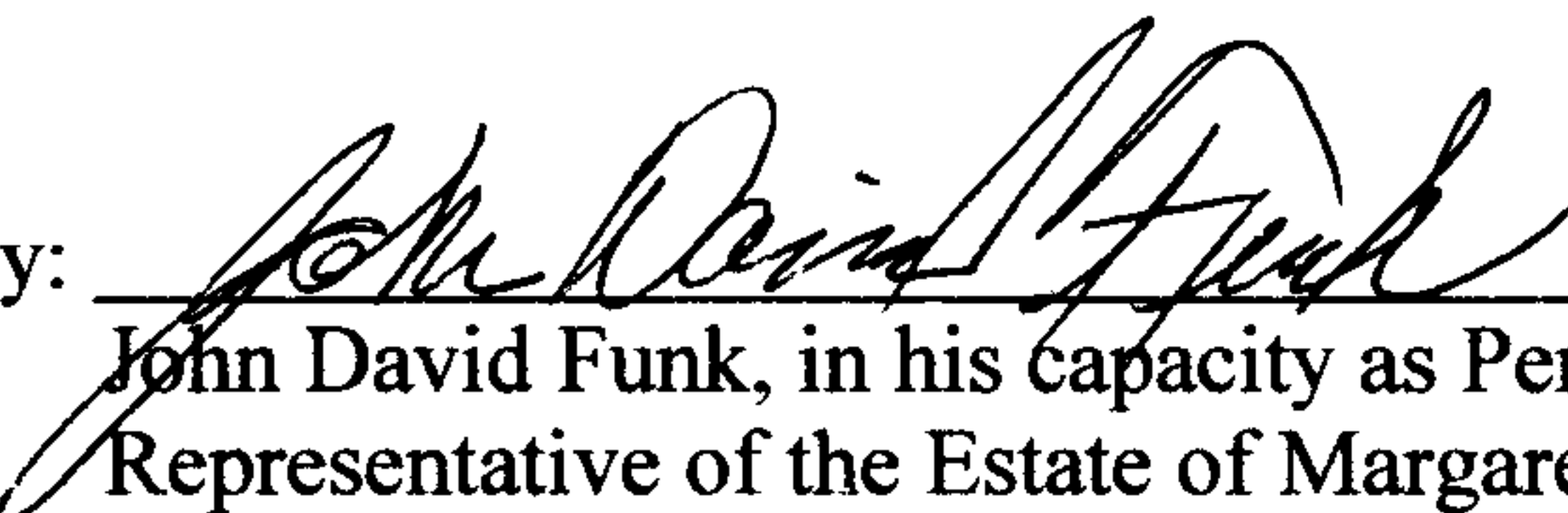
Subject to all easements, restrictions and rights-of-way of record.

This conveyance is executed by the undersigned **John David Funk, solely in his capacity as Personal Representative of the Estate of Margaret Alison Funk McGill, deceased**, and not in his individual capacity nor in any other capacity. This conveyance is further executed in compliance with and subject to the terms, conditions, and stipulations of an order of the Probate Court of Shelby County, Alabama in said cause.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this ____ day of January, 2019.

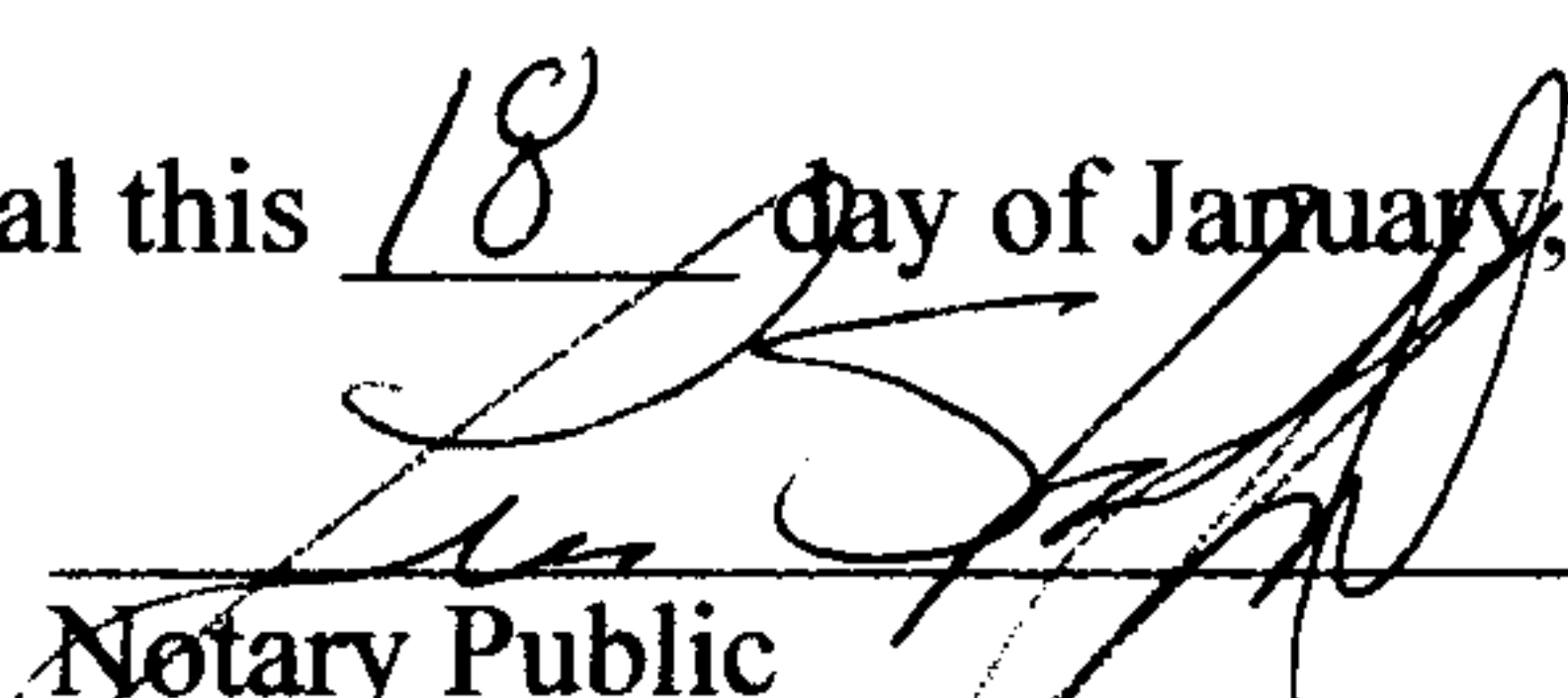
THE ESTATE OF MARGARET ALISON
FUNK MCGILL, DECEASED.

By: 
John David Funk, in his capacity as Personal
Representative of the Estate of Margaret Alison
Funk McGill, deceased.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John David Funk**, whose name as Personal Representative of the Estate of Margaret Alison Funk McGill, deceased, 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 18 day of January, 2019.


Notary Public

Shelby County, AL 01/18/2019
State of Alabama
Deed Tax: \$223.00



Real Estate Sales Validation Form

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

Grantor's Name Margaret Alison
Mailing Address 168 Stratford
Circle Pelham
AL 35124

Grantee's Name Alan D. McGill
Mailing Address Claudia McGill
E Trace McGill
SAME

Property Address Same

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 222,700

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 5/18/2019

Print [Signature]

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1