

## **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, Larry Ronald McArthur aka Larry R. McArthur, aka Larry McArthur, the undersigned Grantor, do grant, bargain, sell and convey my interest, to:

“Larry McArthur, Trustee, or his successors in interest, of The Larry McArthur Living Trust dated January 23, 2019, and any amendments thereto.”

Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

**See attached for legal Description which is hereby incorporated by reference.**

**This is and remains the homestead property of Larry Ronald McArthur.**

**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 January 23, 2019.

  
Larry Ronald McArthur

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

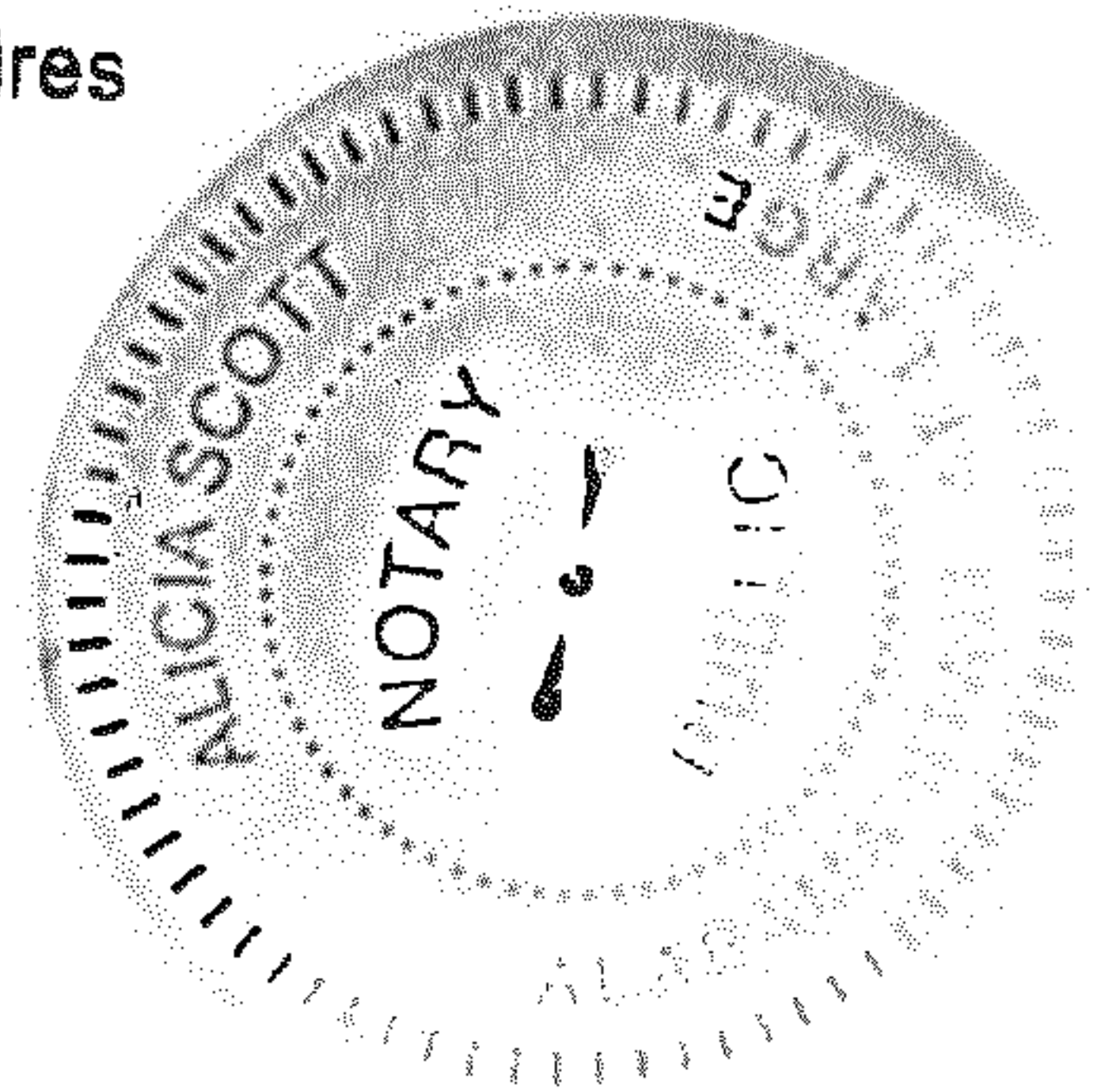
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Larry Ronald McArthur, a single man** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the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

Given under my hand and official seal, this 23rd day of January, 2019.

  
Notary Public

This Instrument was Prepared By:  
**BRADFORD & HOLLIMAN, LLC**  
John Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281

My Commission Expires  
July 27, 2022



**Exhibit A**

Lots 5 and 6 in Block 6, according to survey and Map made by H. W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, Alabama on May 10, 1955, and recorded in Map Book 3, Page 156, in said Probate Office which said map is entitled "Alabaster Gardens" being a subdivision of part of S1/2 of SW1/4 of Section 35, Township 20 South, Range 3 West. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.



## Real Estate Sales Validation Form

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

Grantor's Name Larry R. McArthur  
 Mailing Address 719 3rd Ave NW  
Alabaster, AL 35007

Grantee's Name Larry R. McArthur, TTEE  
 Mailing Address The Larry McArthur Living Trust  
719 3rd Ave NW  
Alabaster, AL 35007

Property Address Parcel Number  
13 7 35 3 005 014.000

Date of Sale January 23, 2019

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 92,810.00

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 Jan 23 2019Print JOHN R. HOLLIMAN / AS

Unattested

Sign

John R. Holliman (Signature)

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/29/2019 11:46:10 AM  
 \$117.00 CHERRY  
 20190129000029790

Allen S. Byrd