



2019013000031170 1/2 \$120.50  
Shelby Cnty Judge of Probate, AL  
01/30/2019 01:44:41 PM FILED/CERT

**NO EXAMINATION OF TITLE  
PERFORMED OR REQUESTED**

**SEND TAX NOTICE TO:**  
Bruce Edward McKinney  
3413 Timberway SW  
Decatur, Alabama 35603

This Instrument was prepared by:

Thomas J. House, Attorney at Law, 810 Sixth Avenue, S.E., Decatur, Alabama 35601  
**Whitmire, House, Propst, LLP, Attorneys at Law**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )** **KNOW ALL MEN BY THESE PRESENTS:**

**GIFT DEED**

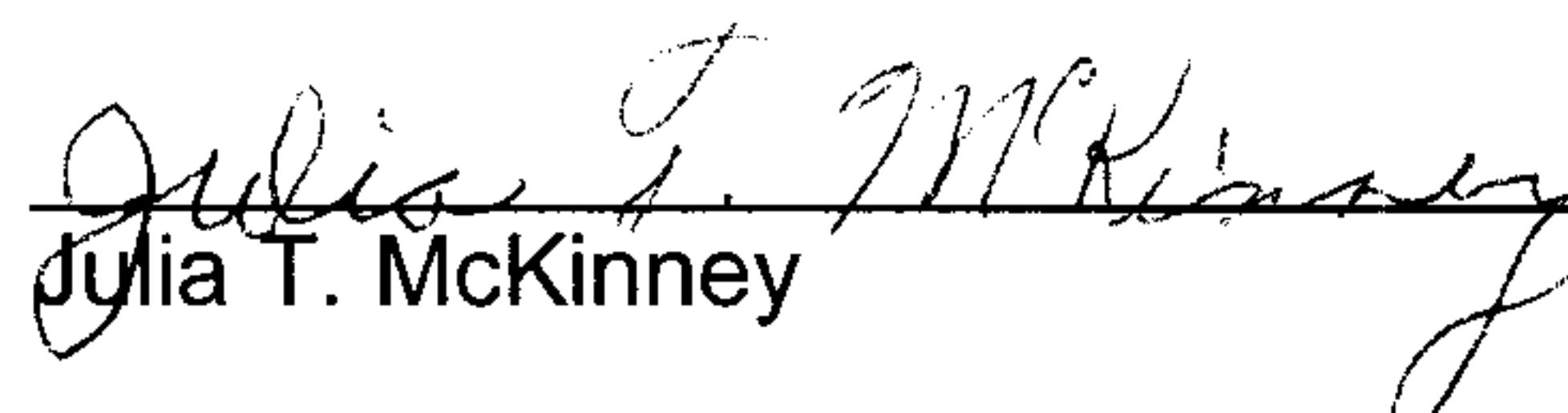
**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of love and affection which Grantor bears for Grantees and Ten Dollars and NO/100 (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, JULIA T. MCKINNEY, a widowed woman (herein referred to as the "Grantor"), do hereby grant, bargain, sell and convey unto BRUCE EDWARD MCKINNEY, DAVID LEROY MCKINNEY, and GAYLE MCKINNEY ALLGOOD, (herein referred to as the "Grantees"), all my interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

The SE 1/4 of the SW 1/4 of Section 28, Township 18, South of Range 1 East, Shelby County, Alabama

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, absolutely, in fee simple, forever.

In accordance with Section 40-22-1, *Code of Alabama*, 1975, attached hereto is a Real Estate Sales Validation Form.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24<sup>th</sup> day of January, 2019.

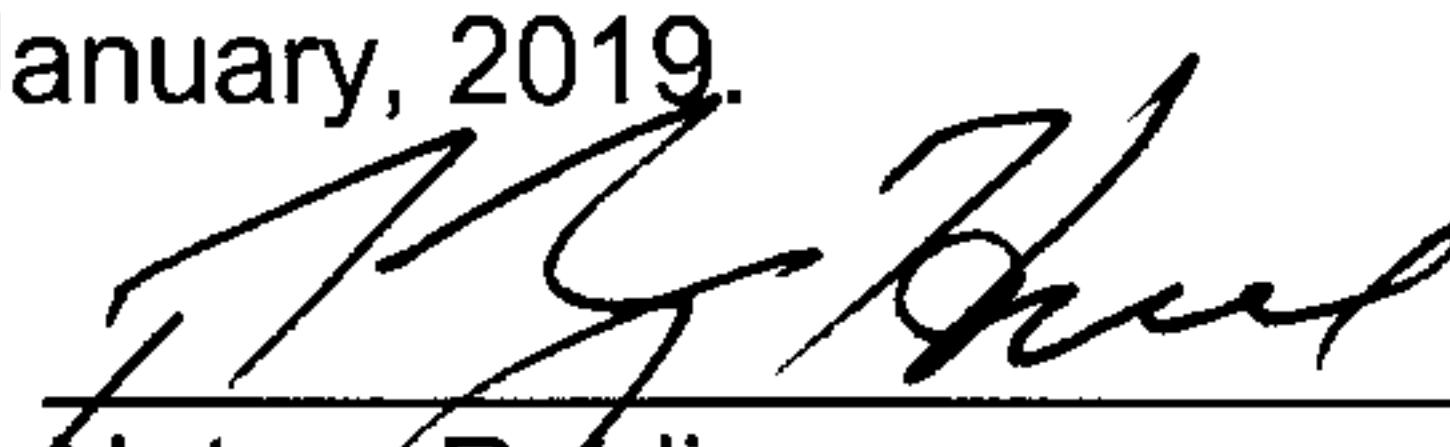
  
Julia T. McKinney (SEAL)

**STATE OF ALABAMA )**  
**COUNTY OF MORGAN )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Julia T. McKinney, a widowed woman, 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 this 24<sup>th</sup> day of January, 2019.

(AFFIX NOTARY SEAL)

  
Notary Public  
My Commission Expires: 5/15/22

GRANTOR'S ADDRESS: 3413 Timberway, SW, Decatur, AL 35603  
GRANTEE'S ADDRESS: 3413 Timberway, SW, Decatur, AL 35603  
535 Ansley Circle, NW, Atlanta, GA 30324  
6620 Lost Horizon Drive, Austin, TX 78759

Shelby County, AL 01/30/2019  
State of Alabama  
Deed Tax:\$101.50

# Real Estate Sales Validation Form

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

Grantor's Names	<u>Julia T. McKinney</u>	Grantee's Name	<u>Bruce Edward McKinney</u>
			<u>David LeRoy McKinney</u>
			<u>Gayle McKinney Allgood</u>
Mailing Address	<u>3413 Timberway SW</u> <u>Decatur, AL 35603</u>	Mailing Address:	<u>3413 Timberway SW</u> <u>Decatur, AL 35603</u>
Property Address	<u>Parcel # 04-8-28-0-000-004.000</u>     	Date of Sale	<u>January 27, 2019</u>     
		Total Purchase Price or	<u>\$</u>     
		Actual Value or	     
		Assessor's Market Value	<u>\$ 101,400.00</u>     

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       X Other Tax Assessor's Value  
 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.

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## 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 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 January 27, 2019

Print: Julia T. McKinney

Unattested ~~✓~~ (verified by)

Sign By: Julia J. McKeiney (Grantor/Grantee/Owner/Agent) Circle one

**Form RT-1**



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