

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Harry Barton
53 Shaw Lane
Alpine, AL 35014

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Twenty Thousand and NO/100 (\$20,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **St. Catherine's Episcopal Church, a Church Parish of the Episcopal Church of the Diocese of Alabama, a non-profit entity**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Harry Barton**, (hereinafter referred to as GRANTEE), his heirs, successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lots 1, 5 and 27, according to the Survey of The Willows Phase One, as recorded in Map Book 27, Page 62, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.
Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs, successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs, successors and assigns forever against the lawful claims of all persons.

Shelby County, AL 03/21/2019
State of Alabama
Deed Tax: \$20.00


20190321000090370 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
03/21/2019 08:08:47 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized Rector and Sr. Warden hereunto set its hand and seal this the 12th day of March, 2019.

St. Catherine's Episcopal Church,
a Church Parish of the Episcopal Church
in the Diocese of Alabama,
a non-profit entity



20190321000090370 2/3 \$41.00
Shelby Cnty Judge of Probate, AL
03/21/2019 08:08:47 AM FILED/CERT

By: [Signature]
Eric Mancil
Its: Rector

By: [Signature]
Jane Keeton
Its: Sr. Warden

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Eric Mancil, whose name as Rector of St. Catherine's Episcopal Church, a Church Parish of the Episcopal Church in the Diocese of Alabama, a non-profit entity, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Rector, and with full authority, signed the same voluntarily for and as the act of said church.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of March, 2019.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6-2-2019



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jane Keeton, whose name as Sr. Warden of the Vestry of St. Catherine's Episcopal Church, a Church Parish of the Episcopal Church in the Diocese of Alabama, a non-profit entity, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she as such Sr. Warden, and with full authority, signed the same voluntarily for and as the act of said church.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of March, 2019.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6-2-2019



Real Estate Sales Validation Form

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

Grantor's Name St. Catherine's Episcopal Church
Mailing Address P.O. Box 577
Chelsea, AL 35043

Grantee's Name Harry Barton
Mailing Address 53 Shaw Lane
Alpine, AL 35014

Property Address 101 Amanda Dr., 127 Amanda Dr.
and 100 Amanda Dr.
Vincent, AL 35178

Date of Sale March 13, 2019

Total Purchase Price \$ 20,000.00

or _____

Actual Value \$ _____

or _____

Assessor's Market Value \$ _____

20190321000090370 3/3 \$41.00
Shelby Cnty Judge of Probate, AL
03/21/2019 08:08:47 AM FILED/CERT

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/ Assessor's Appraised Value

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: _____

Unattested

(verified by)

St. Catherine's Episcopal Church
Print by: Jane Keeton, Sr. Warden

Sign

Jane Keeton, Sr. Warden
(Grantor/Grantee/Owner/Agent) circle one