

This Instrument Prepared by:
T. David Roper
Attorney at Law
P.O. Box 599
Montevallo, AL 35115

Send Tax Notice To:
Benjamin F. Glass
5272 Harvest Ridge Lane
Birmingham, AL 35242



20190402000103830 1/3 \$141.00
Shelby Cnty Judge of Probate, AL
04/02/2019 08:15:42 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 04/02/2019
State of Alabama
Deed Tax: \$120.00

KNOW ALL MEN BY THESE HERE PRESENTS, that in consideration of ONE HUNDRED DOLLARS and no cents (\$100.00) and other good and valuable consideration, the undersigned, BENJAMIN F. GLASS, a single man and CHERYL R. THOMPSON, a married woman, herein referred to as Grantors, do hereby bargain, sell and convey unto BENJAMIN F. GLASS, a single man, herein referred to as GRANTEE, in fee simple, and to his heirs and assigns forever, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, to wit:

Lot 68

According to the survey of Meadow Brook, 11th Sector, as recorded in Map Book 9, Page 6, in the Probate Court of Shelby County, Alabama.

The above described property is not the homestead of the Grantors.
This document prepared without title search by preparer.

TO HAVE AND TO HOLD, the above described property with the tenements, hereditaments, appurtenances, and improvements thereunto belonging or in anywise appertaining unto the Grantee forever, together with every contingent remainder and right of reversion.

And the GRANTORS do hereby covenant with and represent unto the GRANTEE, that they are seized in fee simple of the lands above described; that the same is free from encumbrances and they will forever warrant and defend the title to the same and the possession thereof unto said GRANTEE, his heirs and assigns, against the lawful claims and demands of all persons whomsoever .

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals on the date and year first written above.

B. Glass
BENJAMIN F. GLASS

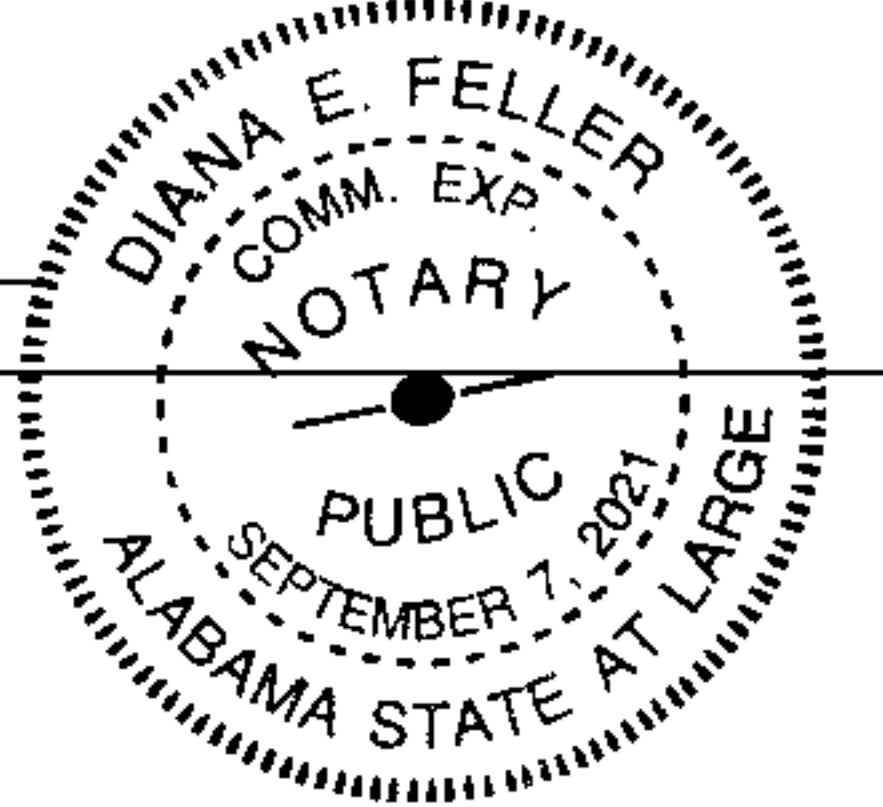
Cheryl Thompson
CHERYL R. THOMPSON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Benjamin F. Glass, whose name is affixed to this document and who is known to me, being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 28 day of March, 2019.


NOTARY PUBLIC

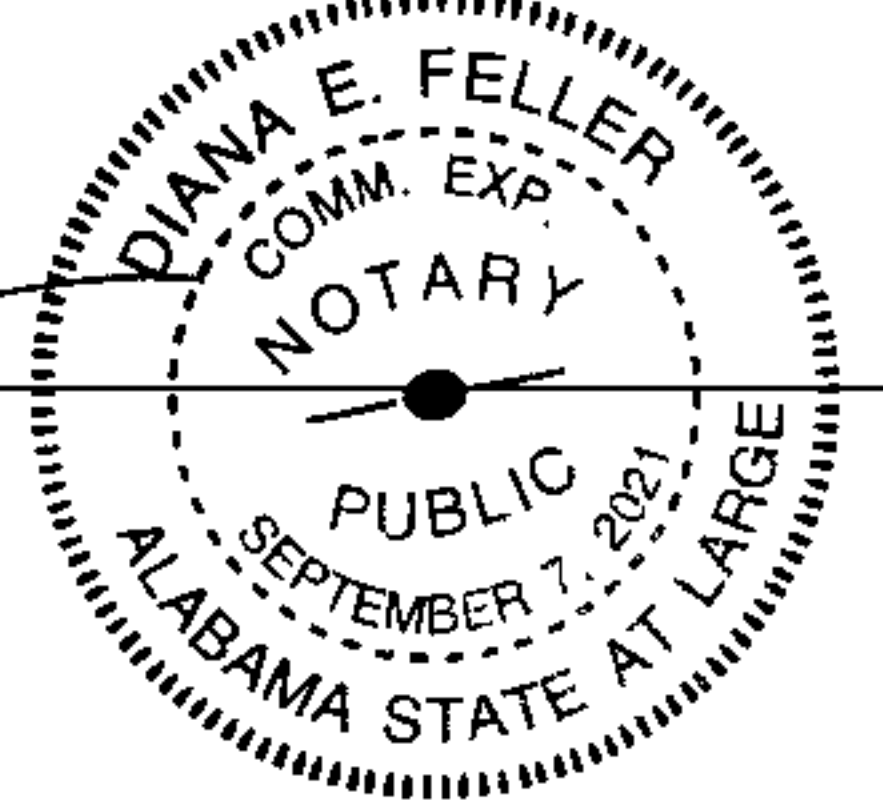


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Cheryl R. Thompson whose name is affixed to this document and who is known to me, being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 28 day of March, 2019.


NOTARY PUBLIC



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Real Estate Sales Validation Form

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

Grantor's Name Cheryl Thompson Grantee's Name Benjamin Glass
Mailing Address 5272 Harvest Ridge Ln Mailing Address 5272 Harvest Ridge Ln
Bham 35242 Bham 35242

Property Address 5272 Harvest Ridge Ln Date of Sale 3/28/19
Bham 35242 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 239,100 1/2 = 119,550

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 4/2/19

Print Benjamin F. Glass

Unattested

Sign B Glass

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

