

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

Send Tax Notice To:
Wayland Elliott and Rodney McGinnis
683 Highland Lakes Cove
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Twelve Thousand Eight Hundred and 00/100 (\$112,800.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Judith A. Lawson, Personal Representative of the Estate of Elizabeth Marie Barton (AKA Elisabeth Marie Barton), deceased, Probate Case No. PR-2019-000030, Shelby County, Alabama** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Wayland Elliott and Rodney McGinnis**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 14, Block 9, according to the Survey of Bermuda Lakes Estates First Sector, as recorded in Map Book 9, Page 98, 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.

Elisabeth M. Barton is the surviving grantee in that certain deed recorded in Real 51, Page 969; the other grantee, Junior H. Barton, having died on or about August 14, 1990. Elisabeth M. Barton, Elisabeth Marie Barton and Elisabeth Marie Barton are one and the same person.

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 GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs 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 the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Judith A. Lawson, as Personal Representative of the Estate of Elizabeth Marie Barton (AKA Elisabeth Marie Barton) deceased, Probate Case No. PR-2019-000030, Shelby County, Alabama, (GRANTOR) has hereunto set her hand and seal this the **4th** day of **April, 2019**.

Estate of Elizabeth Marie Barton
(AKA Elisabeth Marie Barton), deceased
Probate Case No. PR-2019-000030
Shelby County, Alabama

20190410000116350 1/2 \$131.00
Shelby Cnty Judge of Probate, AL
04/10/2019 08:45:53 AM FILED/CERT

Judith A. Lawson
Judith A. Lawson, Personal Representative

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Judith A. Lawson, whose name as Personal Representative of the Estate of Elizabeth Marie Barton, (AKA Elisabeth Marie Barton), deceased, Probate Case No. PR-2019-000030, Shelby County, Alabama, 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 Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of April, 2019.

[Signature]
NOTARY PUBLIC
My Commission Expires: 06-02-2019



CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Elizabeth Marie Barton (AKA Elisabeth Marie Barton), deceased, Probate Case No. PR-2019-000030, Shelby County, Alabama	Grantee's Name	Wayland Elliott and Rodney McGinnis
Mailing Address	1095 Belvedere Cove Birmingham, AL 35242	Mailing Address	683 Highland Lakes Cove Birmingham, AL 35242
Property Address	101 Dolphin Court Alabaster, AL 35007	Date of Sale	April 4, 2019
		Total Purchase Price	\$ 112,800.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

Shelby County, AL 04/10/2019
State of Alabama
Deed Tax: \$113.00

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)

- | | |
|---|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other - property tax redemption |
| <input checked="" type="checkbox"/> 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).

Estate of Elizabeth Marie Barton (AKA Elisabeth Marie Barton)
deceased, Probate Case No. PR-2019-000030, Shelby
County, Alabama

Date _____

Print Judith A. Lawson, Personal Representative

Unattested

(verified by)

Sign

Judith A. Lawson

(Grantor/Grantee/Owner/Agent) circle one



20190410000116350 2/2 \$131.00
Shelby Cnty Judge of Probate, AL
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