

**After Recording Send Tax Notice To:**  
Ricky D. Ayo and Charlotte N Ayo  
1004 Little Turtle Circle  
Birmingham, AL 35242-3282

20190410000116860  
04/10/2019 10:45:28 AM  
DEEDS 1/3

## **WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, **Ricky D. Ayo and Charlotte N. Ayo**, husband and wife (herein referred to as Grantor), who certify that the property conveyed hereby constitutes our homestead, grant, bargain, sell and convey unto **Ricky D. Ayo and Charlotte N. Ayo, Trustees, or any Successor, of the Ayo Family Trust dated December 14, 2018** (herein referred to as Grantee), as tenants in common, the real estate described below situated in Shelby County, Alabama, to wit:

***Lot 10, according to the Amended Map of Broken Bow  
South, Sector II, as recorded in Map Book 20 page 62  
in the Probate Office of Shelby County, Alabama.***

**THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.**

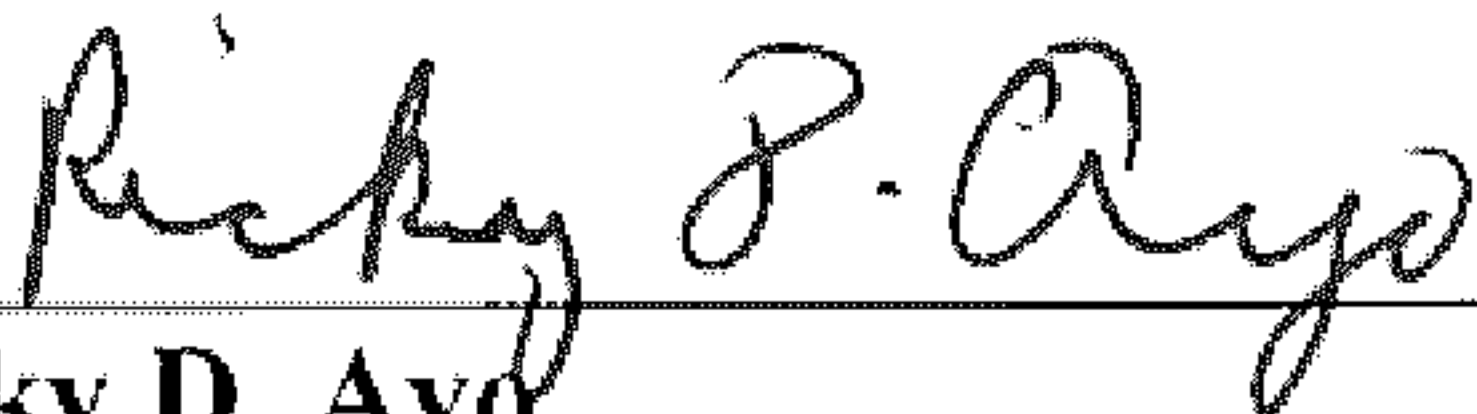
And being the same property conveyed unto the Grantors herein by Scotch Building & Development Co., Inc., by deed dated February 29, 1996, and recorded in the Probate Office of Shelby County, Alabama as Instrument # 1996-11670 and commonly known as 1004 Little Turtle Circle, Birmingham, Alabama.

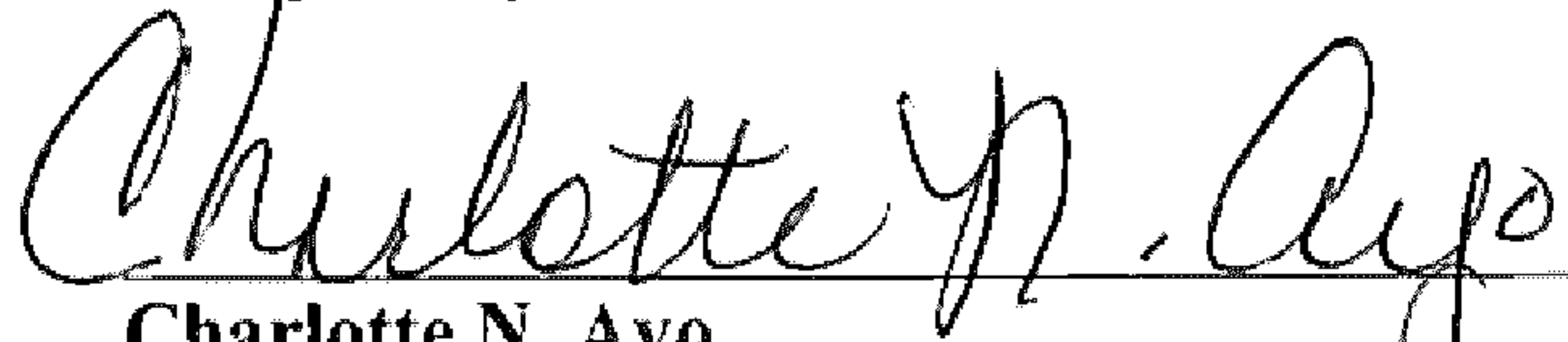
To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 14th day of December 2018.

  
Ricky D. Ayo

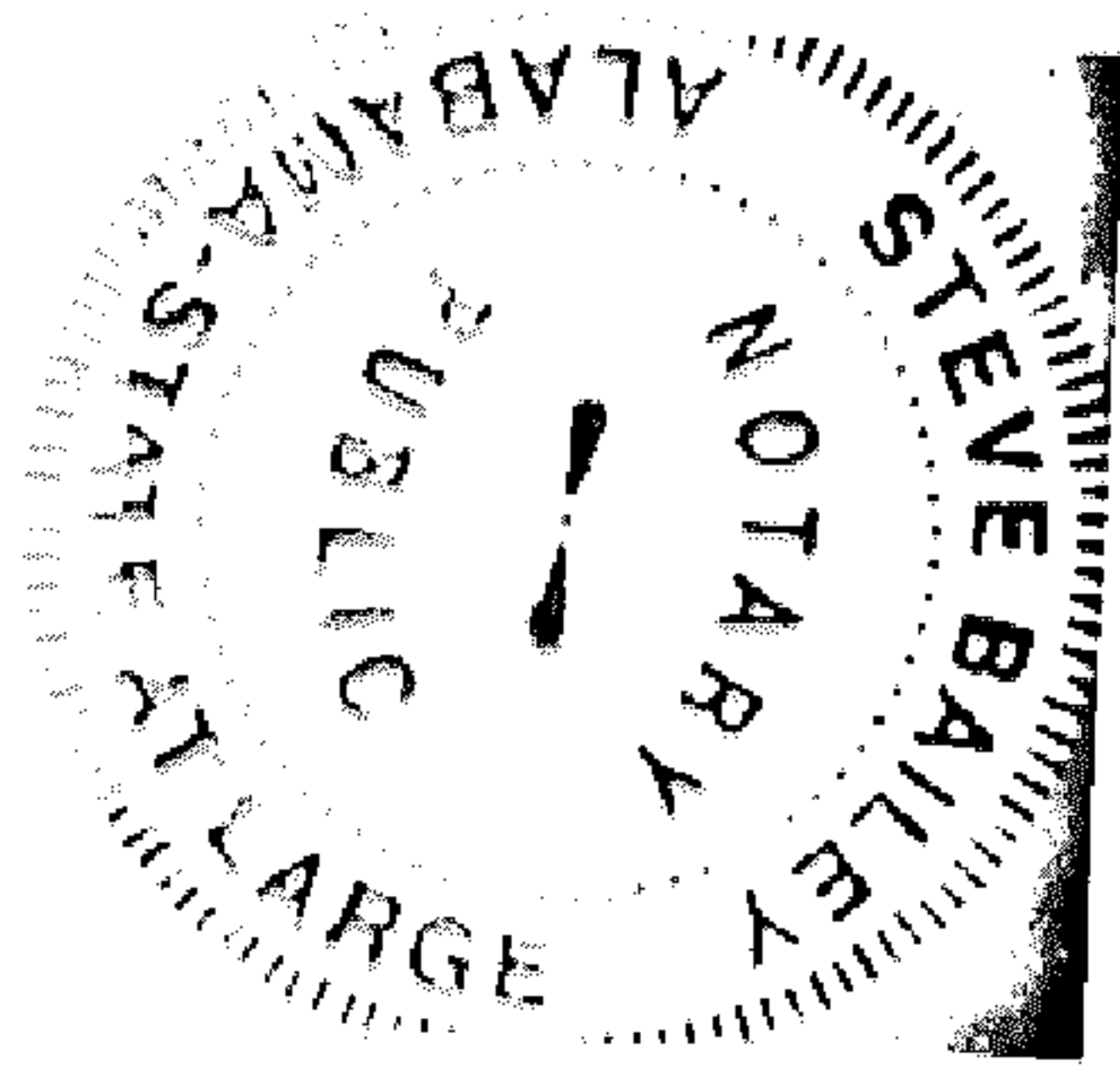
  
Charlotte N. Ayo

STATE OF ALABAMA

COUNTY OF SHELBY

I, Steve Bailey, a Notary Public in and for said County, in said State, hereby certify that Ricky D. Ayo and Charlotte N. Ayo, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office  
this 14th day of December 2018.





Steve Bailey, NOTARY PUBLIC  
My Commission Expires: June 22, 2022

**This Document Prepared By:**  
Steve Bailey  
2100 Providence Park, Suite 200  
Birmingham, AL 35242  
205-263-5060  
steve@stevebaileyal.com

## Real Estate Sales Validation Form

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

Grantor's Name Ricky D. and Charlotte N. Ayo  
 Mailing Address 1004 Turtle Creek Circle  
Birmingham, AL 35242-3282

Grantee's Name Ricky D. and Charlotte N. Ayo, Trustees  
 Mailing Address Ayo Family Trust u/d 12/14/2018  
1004 Turtle Creek Circle  
Birmingham, AL 35242-3282

Property Address 1004 Turtle Creek Circle  
Birmingham, AL 35242-3282

Date of Sale 12/14/2018  
 Total Purchase Price \$  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$ 220,600

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  
☐ Other

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 12/18/2018



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/10/2019 10:45:28 AM  
 \$243.00 CHERRY  
 20190410000116860

Print Ricky D. and Charlotte N. Ayo, Trustees

Sign

*Alice S. Boyd*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested

(verified by)