

This instrument was prepared by:  
Townes & Woods, P.C.  
717 Kerr Drive, Gardendale, AL 35071  
(205) 631-4019

Send Tax Notice to:  
Doris Flack  
103 Holland Trail  
Birmingham, AL 35242

**WARRANTY DEED**  
(without title opinion)

**STATE OF ALABAMA)**  
**JEFFERSON COUNTY)**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar (\$1.00) and other good and valuable consideration Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledge, I or we, **Doris Flack, an unmarried woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Michael Lee Flack and Danny Craig Flack** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to wit:

**Lot 72, according to the Subdivision Plat of Holland Lakes, Sector One as recorded in Map Book 34, Page 85 in the Probate Office of Shelby County, Alabama (the "Property"); being situated in Shelby County, Alabama.**

**Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.**

**Doris Flack is the surviving grantee of that certain deed recorded in Instrument 20060207000062140, the other grantee, Monthay L. Flack having died on or about September 22nd, 2007.**


**Excepting and reserving to said grantor and her assigns a life estate in the premises described above for and during the natural life of said grantor.**

**Grantor Forwarding Address: 103 Holland Trail, Pelham, Alabama 35124.**

**Property Address: 103 Holland Trail, Pelham, Alabama 35124.**

**Consideration verified by Shelby County AL Tax Assessor Value: \$159,000.00.**

Shelby County, AL 04/19/2019  
State of Alabama  
Deed Tax: \$159.00

  
20190419000128970 1/3 \$180.00  
Shelby Cnty Judge of Probate, AL  
04/19/2019 09:36:19 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this \_\_\_\_ day of April, 2019.

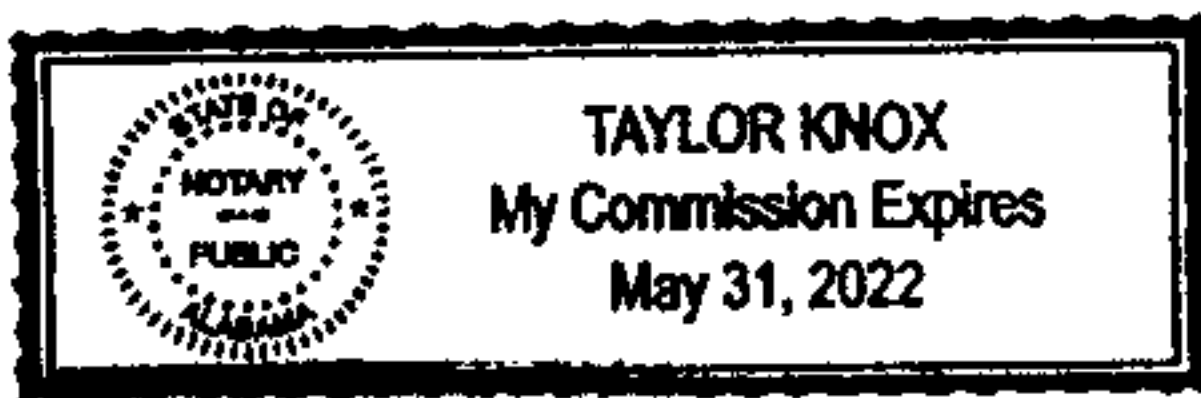
Doris Flack  
Doris Flack

STATE OF ALABAMA )

SHELBY COUNTY ) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Doris Flack, an unmarried 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 and official seal, this 17 day of April, 2019.



T. Knox  
Notary Public  
My Commission Expires: 5/31/22

[SEAL]

20190419000128970 2/3 \$180.00  
Shelby Cnty Judge of Probate, AL  
04/19/2019 09:36:19 AM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name Donis Flack Grantee's Name Michael Flack  
Mailing Address 2507 Willow Brook Circle Mailing Address Danny Flack  
Birmingham AL 35242 2507 Willow Brook Circle  
Birmingham AL 35242

Property Address 103 Holland Trail Date of Sale 4/17/19  
Reham AL Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 159,000

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 4/19/19

Unattested

Print Michael L. Flack

Sign Michael L. Flack

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1