

This instrument prepared by:  
William C. Byrd, II  
Bradley Arant Boult Cummings LLP  
1819 Fifth Avenue,  
Birmingham, Alabama 35203  
(205) 521-8000

Send Tax Notice to:  
Rodney E. Rushing and  
Michelle L. Rushing  
2317 Montevallo Road  
Birmingham, Alabama 35223

STATE OF ALABAMA        )

SHELBY COUNTY            )

### GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$375,000.00) and other good and valuable consideration paid to the undersigned **HARTWELL DAVIS, JR.** and **MARTHA P. DAVIS**, husband and wife (collectively, the "Grantor"), by **RODNEY E. RUSHING** and **MICHELLE L. RUSHING**, husband and wife, with joint right of survivorship (collectively, the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The property conveyed does not constitute any part of the Grantor's homestead.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions and encumbrances of record.
2. Ad valorem taxes for the 2019 tax year and all subsequent years.

TO HAVE AND TO HOLD to the Grantee, his/her/their heirs and assigns forever.

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

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, this 6<sup>th</sup> day of June, 2019.

Hartwell Davis Jr  
HARTWELL DAVIS JR.

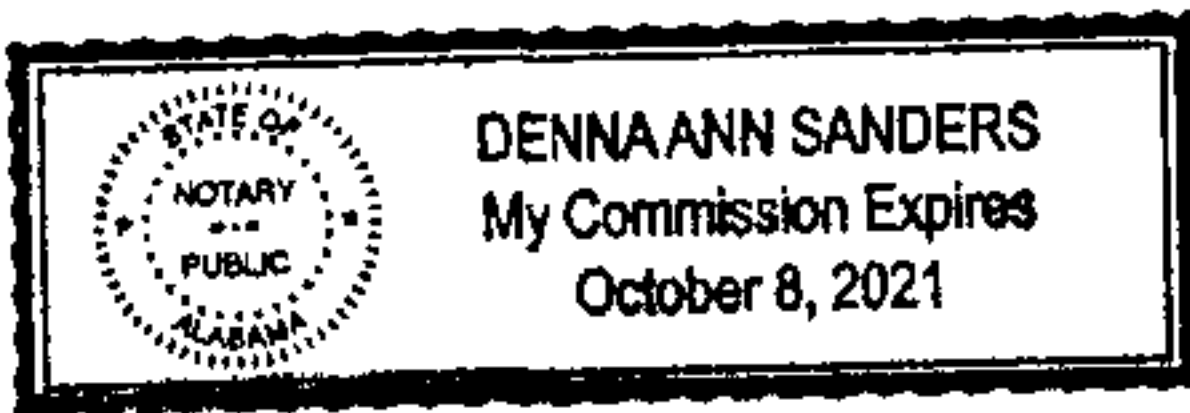
Martha P. Davis  
MARTHA P. DAVIS

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Hartwell Davis, Jr., whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of June, 2019.



[NOTARIAL SEAL]

Denma Ann Sanders  
Notary Public

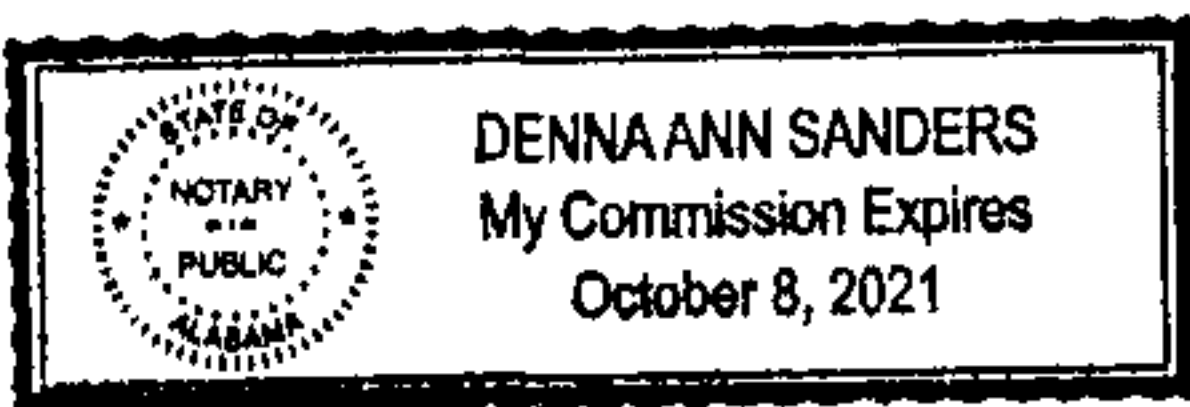
My commission expires: 10-8-21

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Martha P. Davis, whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of June, 2019.



[NOTARIAL SEAL] My commission expires: 10-8-21

## EXHIBIT A

Unit No. 21, as shown on the Amended Map of Pumpkin Hollow, a Condominium, as recorded in Map Book 18, Pages 54-A through F, inclusive, in the Probate Office of Shelby County, Alabama, as established by that certain Declaration of Condominium of Pumpkin Hollow, a Condominium, which is recorded in Real 324, Page 16, as amended by Amended and Restated Declaration of Condominium of Pumpkin Hollow, a Condominium, which is recorded as Instrument No. 1994-4159, as further amended by Second Amended and Restated Declaration of Condominium, which is recorded as Instrument No. 1994-10609, together with an undivided 1/42 interest in the common elements of the condominium, as set forth in said Declaration of Condominium of Pumpkin Hollow – A Condominium, which is recorded in Real Record 324, Page 16, as amended by Amended and restated Declaration of Condominium of Pumpkin Hollow - A Condominium, which is recorded as Instrument #1994-04159, as further amended by Second Amended and Restated Declaration of Condominium, which is recorded as Instrument #1994-10609, subject to dilution provisions set forth in Article VI, Item 4, and Article XXI of said amended declaration of condominium. Situated in Shelby County, Alabama.



20190606000197850 3/4 \$399.00  
Shelby Cnty Judge of Probate, AL  
06/06/2019 02:18:33 PM 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 Hartwell Davis, Jr.  
Mailing Address 4109 Kennesaw Drive  
Mountain Brook, AL 35213

Grantee's Name Rodney E. Rushing  
Mailing Address 2317 Montevallo Road  
Birmingham, Alabama 35223

Property Address 70 Moonshiners Way  
Sterrett, AL  
Parcel ID 05-4-20-0-000-001.022

Date of Sale 06/06/2019  
Total Purchase Price \$ 375,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20190606000197850 4/4 \$399.00  
Shelby Cnty Judge of Probate, AL  
06/06/2019 02:18:33 PM 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  
☐ 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 6-6-19

Print Hartwell Davis, Jr.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1