

STATE OF ALABAMA

**WARRANTY DEED**

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Ronald Edwin Owen, an unmarried man** (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto the **B-S-G Living Trust, a trust dated May 24, 2019** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 23, according to the Final Plat Narrow Point - Phase 3, as recorded in Map Book 28, Page 120, in the Probate Office of Shelby County, Alabama.**

Subject to ad valorem taxes for current year, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

Deed prepared without the benefit of title search. Legal description provided by grantor.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise stated 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 said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 24 day of May, 2019.

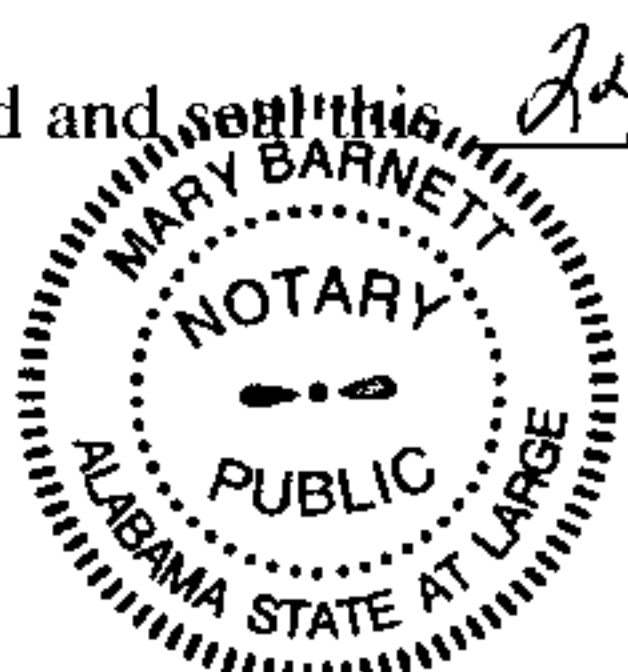
Ronald Edwin Owen  
**Ronald Edwin Owen**

STATE OF ALABAMA  
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Ronald Edwin Owen, 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 instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24 day of May, 2019.

[SEAL]



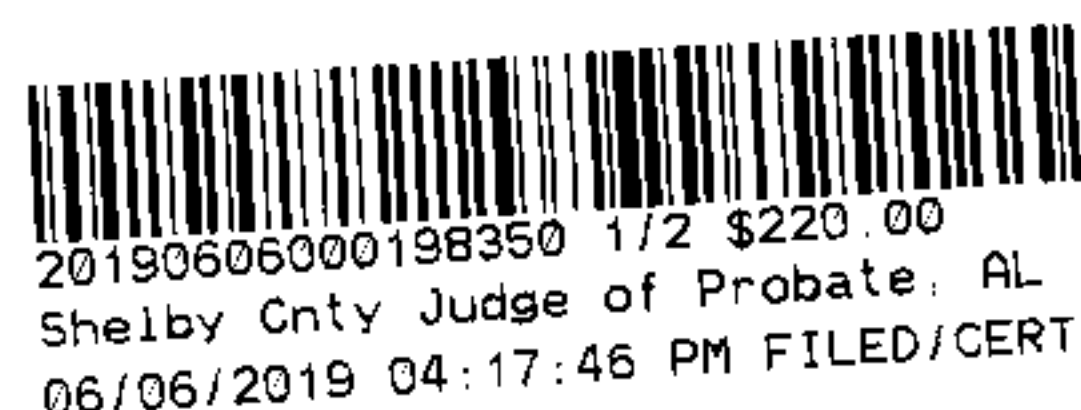
Mary Barnett  
NOTARY PUBLIC  
My Commission Expires: 9/13/20

MY COMMISSION EXPIRES  
9/13/2020

**Grantee's Mailing Address**  
213 Narrows Point  
Birmingham, AL 35242

**DOCUMENT PREPARED BY:**  
**MILLER ESTATE AND ELDER LAW**  
818 Leighton Avenue  
Anniston, AL 36207  
(256) 241-6794

Shelby County, AL 06/06/2019  
State of Alabama  
Deed Tax: \$202.00



Real Estate Sales Validation Form

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

Grantor's Name Ronald Edwin Owen
Mailing Address 213 Narrows Point Ln
Birmingham, AL 35242

Grantee's Name B-S-G Living Trust
Mailing Address 213 Narrows Point Ln
Birmingham, AL 35242

Property Address 213 Narrows Point Ln
Birmingham, AL 35242

Date of Sale 5/24/19
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 201,700.

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 Tax Office

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 Ronald E Owen

Unattested (verified by)

Sign Ronald E Owen (Grantor/Grantee/Owner/Agent) circle one

