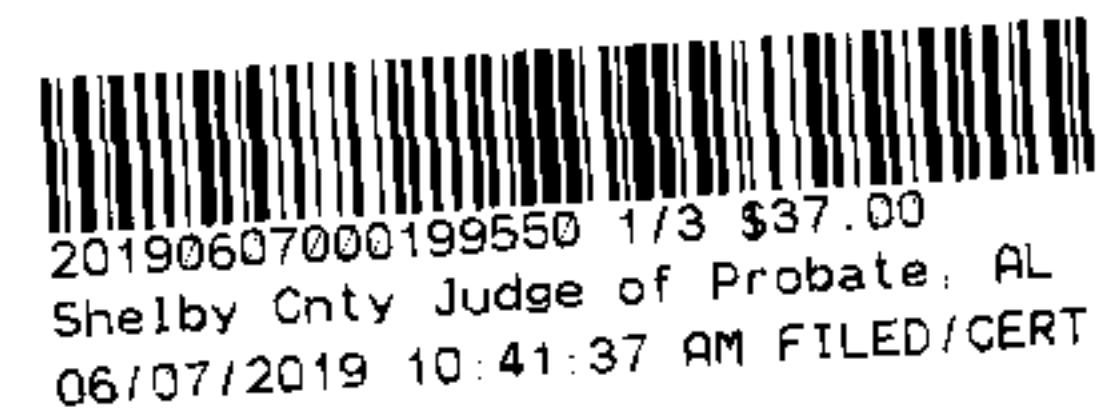


This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Charles and Sammie Henson
406 Olmsted St.
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Four Hundred Forty Six Thousand and 00/100 Dollars (\$446,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, BARRY A. WALKER and ELAINE WALKER, as Trustees of the Barry A. Walker Living Trust dated September 23, 1997 (herein referred to as GRANTORS), do grant, bargain, sell and convey unto CHARLES EDWARD HENSON and SAMMIE JANE HENSON, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 11-22A, Block 11, according to the Resubdivision of Lots 11-21 and 11-22, Mt. Laurel, Phase II, as recorded in Map Book 32, page 91, in the Probate Office of Shelby County, Alabama.

Four Hundred Thirty Thousand Fifty Five and 00/100 Dollars (\$430,055.00) of the consideration is from a purchase money first mortgage.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we, as Trustees, do for ourselves and for our executors and administrators covenant with said GRANTEES, their heirs and assigns, that the estate is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we, as Trustees, have a good right to sell and convey the same as aforesaid, and that we, as Trustees, and our executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/07/2019
State of Alabama
Deed Tax: \$16.00

Dated this the 24TH day of May, 2019.

Barry A Walker
BARRY A. WALKER, as Trustee of the
Barry A. Walker Living Trust dated September 23, 1997

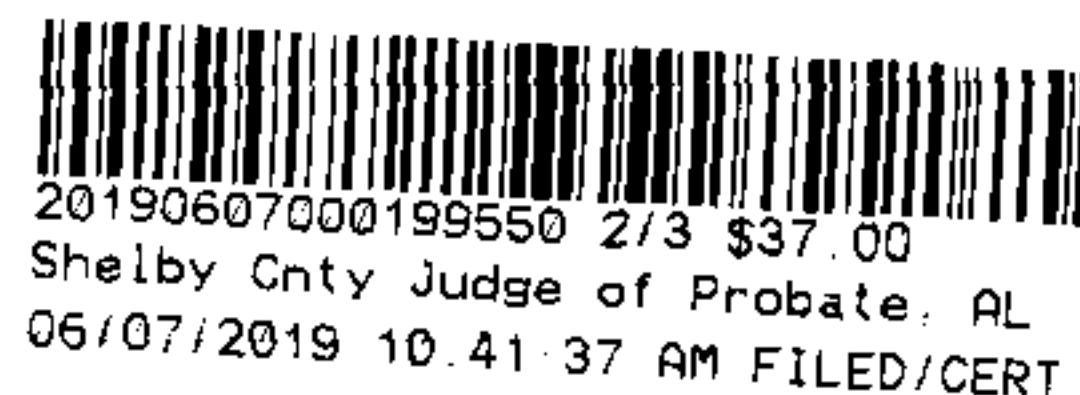
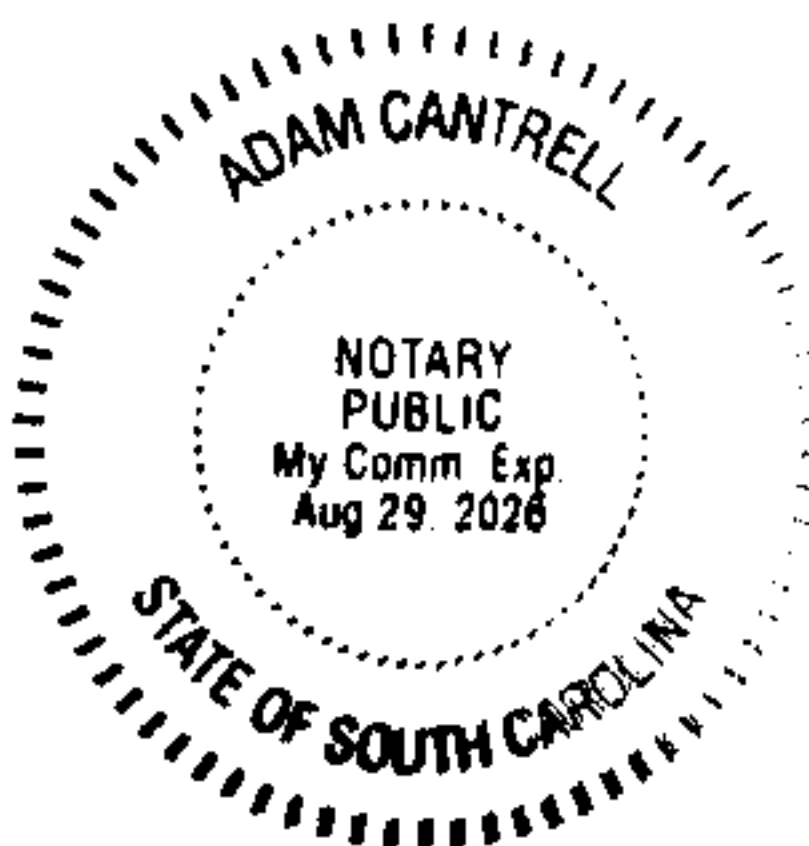
Elaine Walker
ELAINE WALKER, as Trustee of the
Barry A. Walker Living Trust dated September 23, 1997

STATE OF SC
COUNTY OF Pickens

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
GLENDA D. BRANTLEY, as Trustee of the
Joe T. Phillips, Jr. Living Trust dated December 12, 2014, 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, he executed the same voluntarily on the day the same bears date.

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

Adam Cantrell
NOTARY PUBLIC:
My commission expires: Aug 29, 2026



Real Estate Sales Validation Form

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

Grantor's Name Barry A. Walker Living Trust
Mailing Address 122 Trottingwolf Trail
Sunset, SC 29685

Grantee's Name Charles & Sammie Henson
Mailing Address 406 Olmsted St.
Birmingham, AL 35242

Property Address 406 Olmsted St.
Birmingham, AL 35242

Date of Sale 5/28/19

Total Purchase Price \$ 446,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 5/28/19

Print John A. Gant

Sign

John A. Gant
(Owner) (Agent) circle one



20190607000199550 3/3 \$37.00
Shelby Cnty Judge of Probate, AL
06/07/2019 10:41:37 AM FILED/CERT