

This instrument prepared by:
David F. Ovson
2025 Third Avenue North, Suite 500
Birmingham, AL 35203

SEND TAX NOTICE TO:
Debra E. Pole, Trustee
5241 Rolling Ridge Road
Rancho Palos Verdes, CA 90275

STATUTORY WARRANTY DEED


20190618000216050 1/2 \$1116.50
Shelby Cnty Judge of Probate, AL
06/18/2019 12:58:14 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten And No/100 Dollars (\$10.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Debra Pole, an unmarried woman whose address is 5241 Rolling Ridge Road, Rancho Palos Verdes, CA 90275 (hereinafter GRANTOR), do hereby grant, bargain, sell and convey unto Debra E. Pole, Trustee of The Debra E. Pole Family Trust (hereinafter GRANTEE), all of my right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

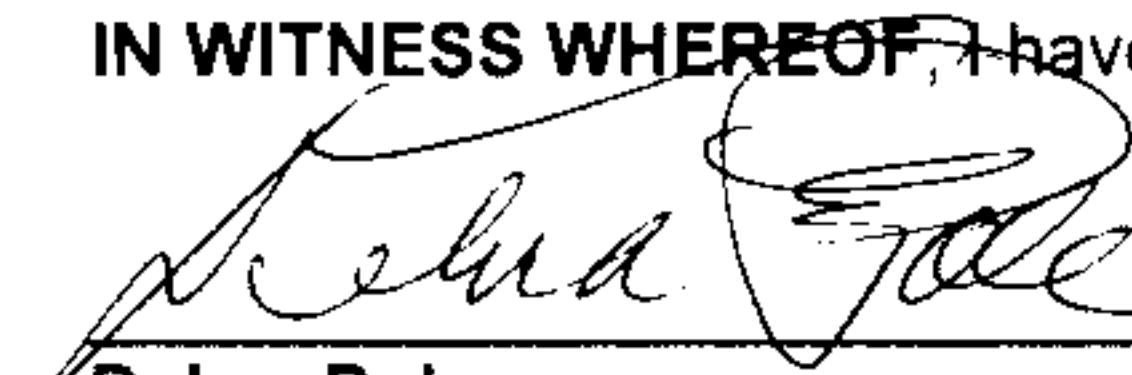
Lots 3 and 4, according to the Survey of Shire Valley Farms, as recorded in Map Book 31, Page 70, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 5A, according to a Resurvey of Lot 5 of Shire Valley Farms, as recorded in Map Book 33, Page 144, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons claiming under or through grantee herein

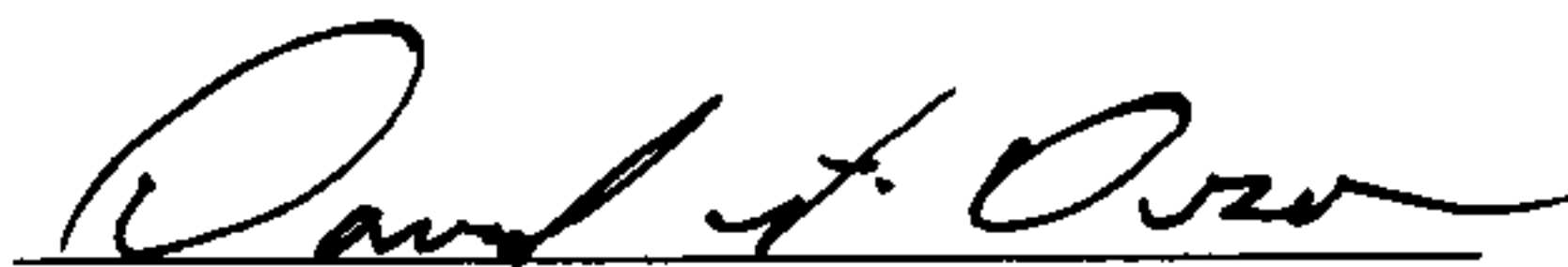
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th Day of June, 2019.


Debra Pole

STATE OF ALABAMA
COUNTY OF JEFFERSON

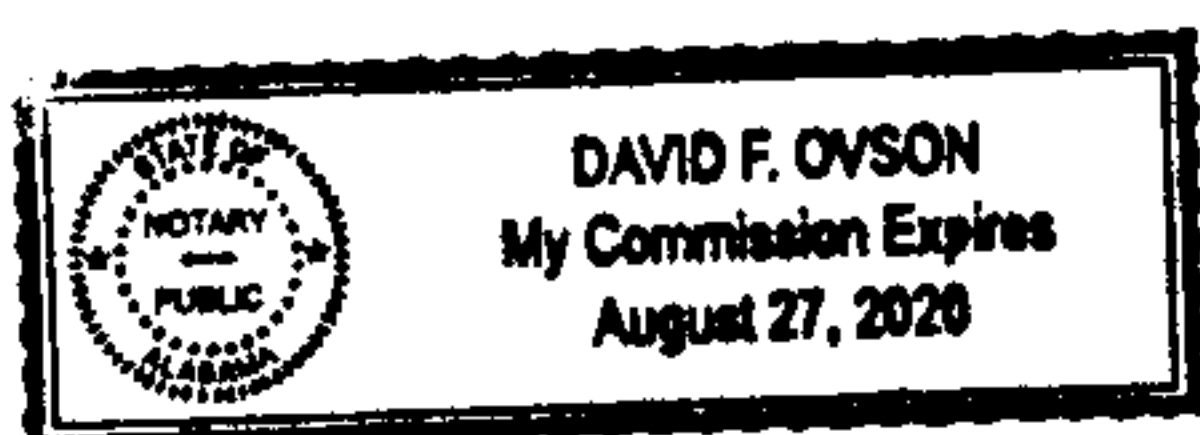
I, the undersigned, a notary public in and for said county in said state, hereby certify that Debra Pole, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of June, 2019.


Notary Public

My Commission Expires: _____

NO CERTIFICATION IS BEING MADE AS TO TITLE



Shelby County, AL 06/18/2019
State of Alabama
Deed Tax: \$1098.50

Real Estate Sales Validation Form

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

Grantor's Name Debra Pole
Mailing Address 5241 Rolling Ridge Rd.
Rancho Palos Verdes,
CA 90275

Grantee's Name Debra E. Pole, Trustee of
The Debra E. Pole Family Trust
Mailing Address 5241 Rolling Ridge Rd.
Rancho Palos Verdes,
CA 90275

Property Address 644 Shire Valley Farms
Columbiana (Chelsea)
AL 35051

Date of Sale 6/12/2019
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1,098,210

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.

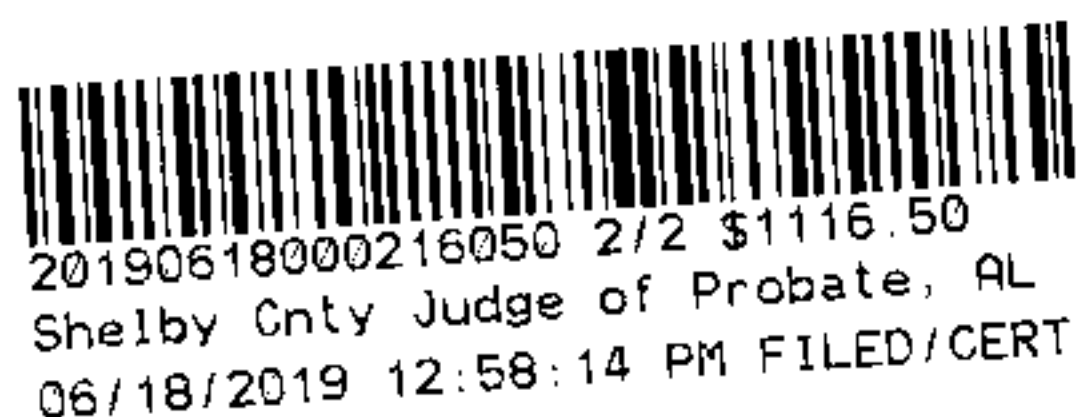
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 6/12/2019

Print Debra E. Pole
Sign Debra E. Pole, Trustee
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested



Form RT-1