

SEND TAX NOTICE TO:
Carolyn M. Drake
1500 King Street
Montevallo, Alabama 35115

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20190801000277120
08/01/2019 01:53:31 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Five Thousand dollars & no cents (\$155,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Neil S. Trimble, an unmarried man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Carolyn M. Drake** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 3 WEST, ALSO KNOWN AS LOTS 27, 28, 29, 30, 31, AND 32 OF WOOLEY HEIGHTS AS PER MAP IN DEED BOOK 77, PAGE 443, IN SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM AN IRON PIN DEPICTING THE NORTHWEST CORNER OF LOT 26, MAP OF WOOLEY HEIGHTS, AS PER MAP OF RECORD IN VOLUME DEEDS 77, PAGE 443, SHELBY COUNTY PROBATE OFFICE AS BEGINNING POINT OF THE LOT HERE DESCRIBED AS PER SURVEY BY W.M. VARNON, RLS, RUN NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF KING STREET 150.957 FEET TO AN IRON PIN; THENCE DEFLECT RIGHT 87 DEGREES, 01 MINUTES, 23 SECONDS FOR 81.894 FEET TO AN IRON PIN; DEFLECT RIGHT 03 DEGREES, 51 MINUTES, 30 SECONDS FOR 67.999 FEET TO AN IRON PIN; DEFLECT RIGHT 87 DEGREES, 49 MINUTES, 29 SECONDS FOR 149.913 FEET TO AN IRON PIN; DEFLECT RIGHT 89 DEGREES, 49 MINUTES, 29 SECONDS FOR 153.21 FEET BACK TO THE BEGINNING POINT; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$155,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

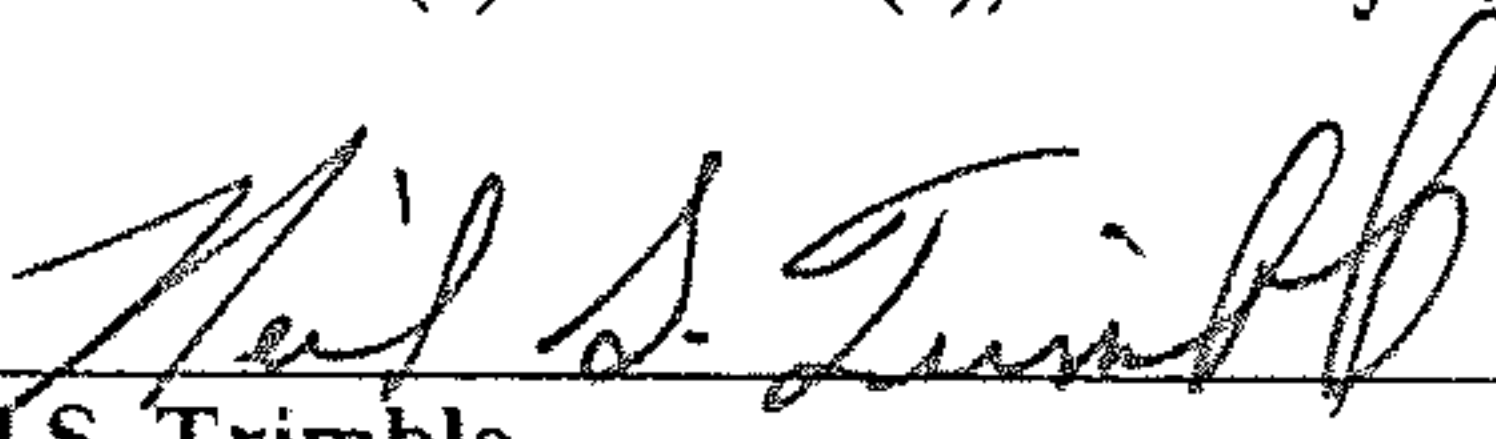
Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

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 the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **July 29, 2019** .


_____(Seal)
Neil S. Trimble

STATE OF ALABAMA
BALDWIN
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Neil S. Trimble, an unmarried man**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

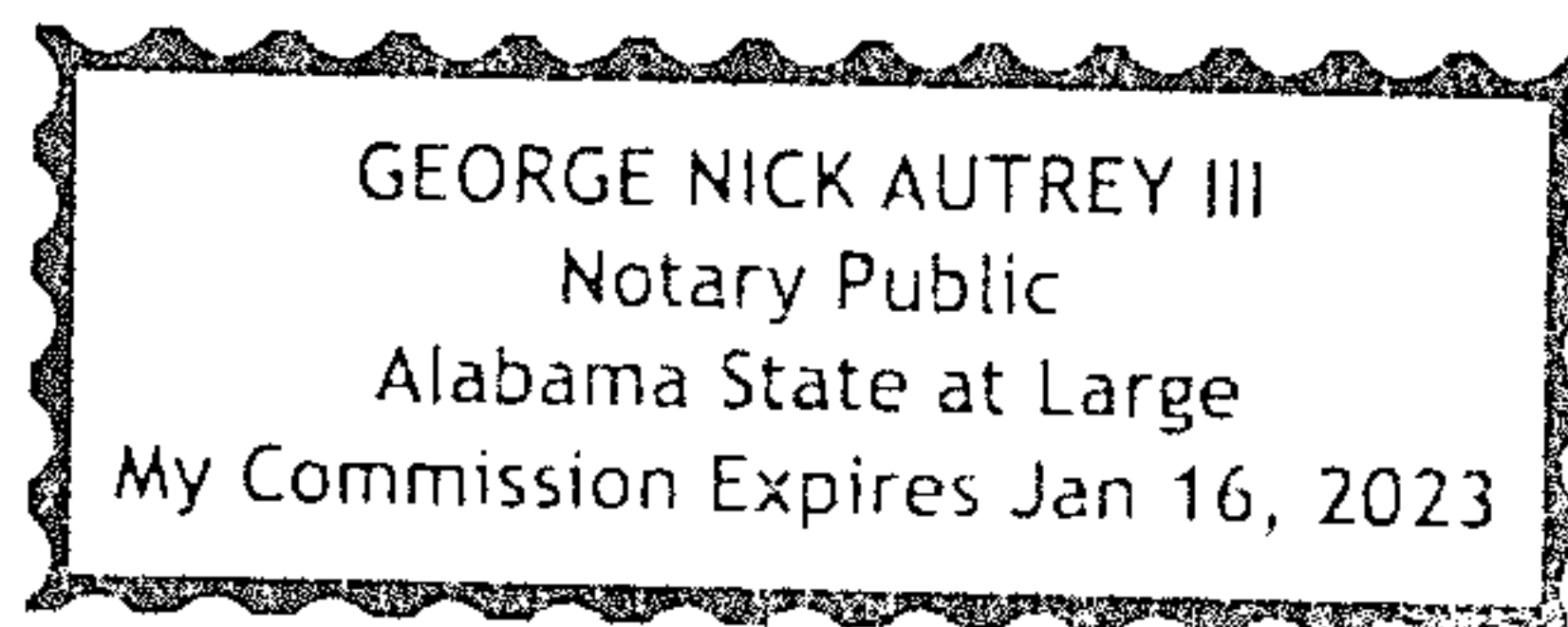
Given under my hand and official seal this 29th day of July, 2019



Notary Public.

(Seal)

My Commission Expires: 1/16/2023



20190801000277120 08/01/2019 01:53:31 PM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Neil S. Trimble

Grantee's Name Carolyn M. Drake

Mailing Address PO Box 521
Orange Beach, Alabama 36561

Mailing Address 1500 King Street
Montevallo, Alabama 35115

Property Address 1500 King Street
Montevallo, Alabama 35115

Date of Sale 07/31/2019

Total Purchase Price \$155,000.00

or

Actual Value _____

or

Assessor's Market Value _____

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
X 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 7-31-19

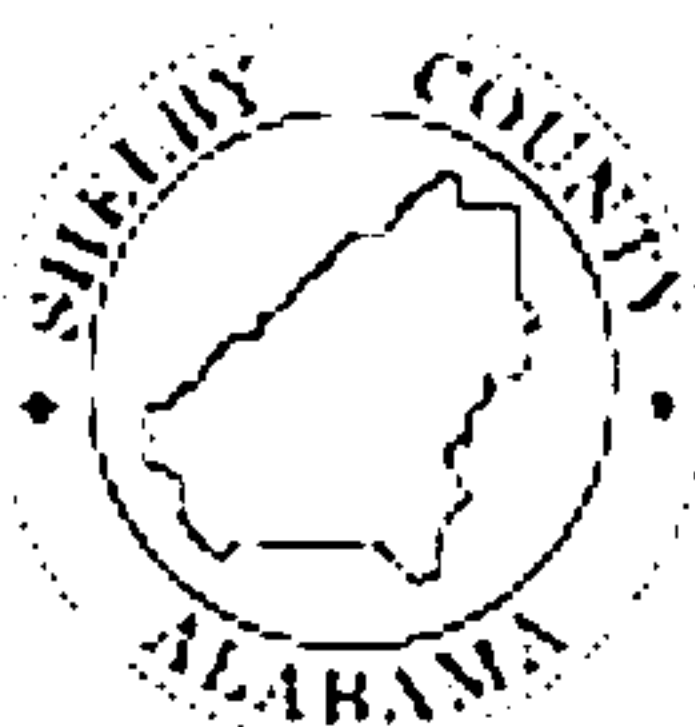
Print Carolyn M. Drake

____ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2019 01:53:31 PM
\$22.00 CHARITY
20190801000277120

Allen S. Bayl