

This Instrument was Prepared by:

Send Tax Notice To: Gary Farragut
Tracy Farragut

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-19-25591

117 Timber Cv
Pellham AL 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **THE PEARCE FAMILY 2012 GIFT TRUST**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Gary Farragut and Tracy Farragut**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 16, according to the Survey of Oak Harbour, Phase I, as recorded in Map book 27, Page 87, in the Probate Office of Shelby County, Alabama.

Property may be subject to taxes for 2019 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of July, 2019.

THE PEARCE FAMILY 2012 GIFT TRUST


By Joan B. Pearce
Trustee

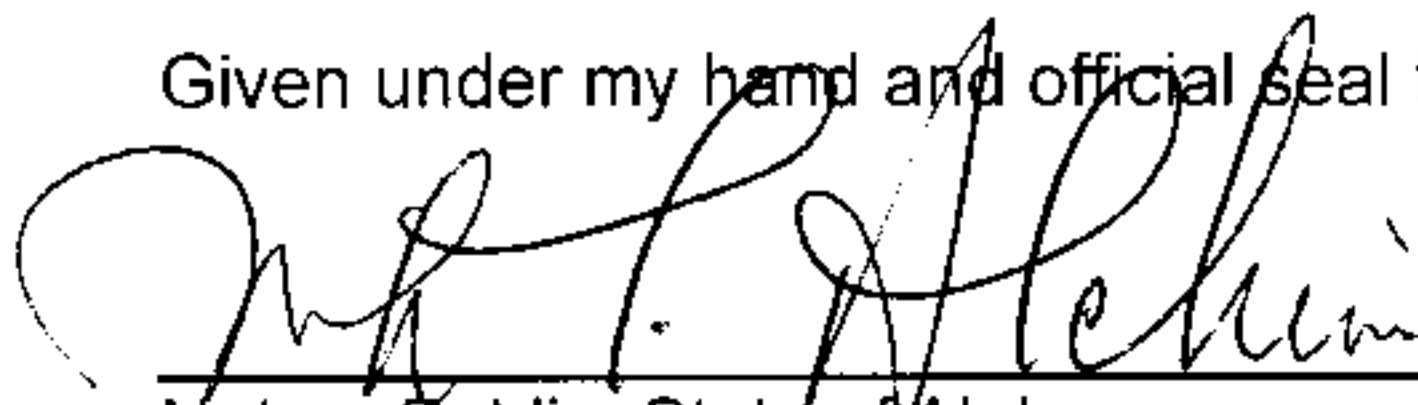

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Shelby Cnty Judge of Probate, AL
08/05/2019 10:04:13 AM FILED/CERT

State of Alabama

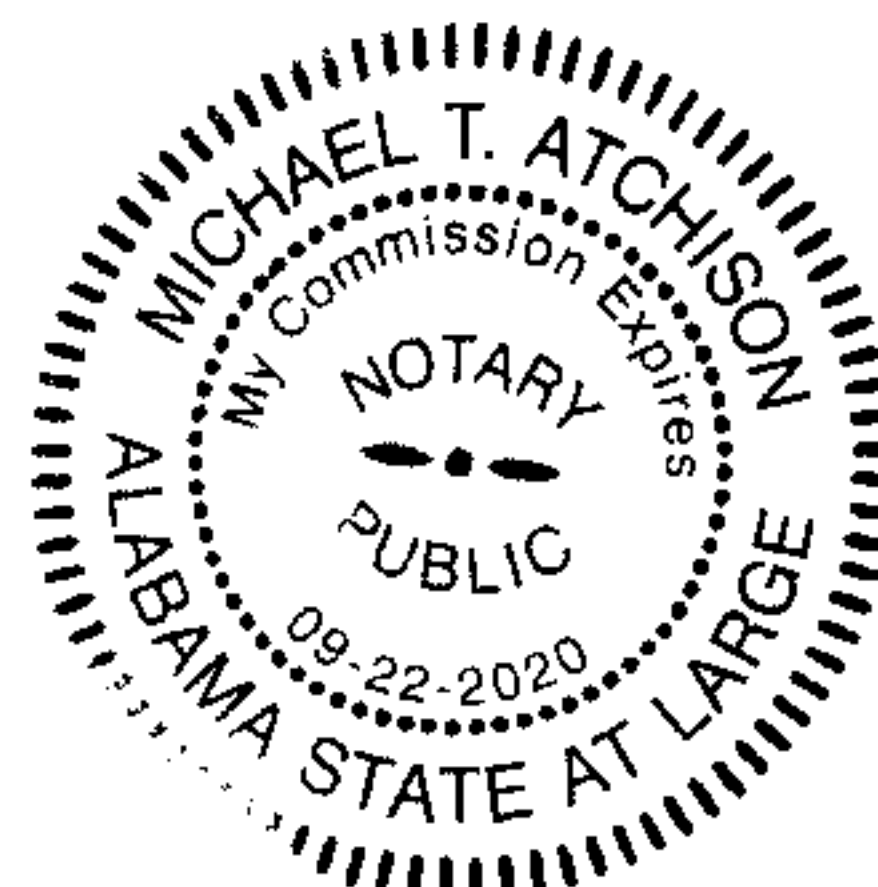
County of *Shelby*

I, *Mike T. Atchison* a Notary Public in and for the said County in said State, hereby certify that Joan B. Pearce as Trustee of THE PEARCE FAMILY 2012 GIFT TRUST, 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 executed the same voluntarily on the day the same bears date.

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


Notary Public, State of Alabama

My Commission Expires: *9-22-20*



Real Estate Sales Validation Form

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

Grantor's Name	THE PEARCE FAMILY 2012 GIFT TRUST	Grantee's Name	Gary Farragut Tracy Farragut
Mailing Address	<u>1225 Cedarvale Lane</u> <u>Birmingham, AL 35216</u>	Mailing Address	<u>117 Timber Cove</u> <u>Prichard AL 35124</u>
Property Address	121 Sheltered Cove Wilsonville, AL 35186	Date of Sale	July 29, 2019
		Total Purchase Price	\$75,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 of 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 July 24, 2019

Print THE PEARCE FAMILY 2012 GIFT TRUST

Unattested

Sign

Joan B. Pearce
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



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Form RT-1