



20190805000279630 1/3 \$1018.00
Shelby Cnty Judge of Probate, AL
08/05/2019 10:28:34 AM FILED/CERT

Send tax notice to:

422 Stonegate Dr
Birmingham
AL 35242

This instrument prepared by:

S. KENT STEWART
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Ninety Six Thousand Eight Hundred Eighty Eight and 00/100 Dollars (\$996,888.00) in hand paid to the undersigned, **Susan Fitzpatrick**, an unmarried woman (hereinafter referred to as "Grantor"), by **Eric Bledsoe, Jr., as Trustee of the Eric Bledsoe Revocable Trust UAD 12/03/2016** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 61A, according to a Resurvey of Lots 61 and 62, Stonegate Realty Phase Three, as recorded in Map Book 34, Page 110, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 16
day of July, 2019.

Susan Fitzpatrick
Susan Fitzpatrick

STATE OF ALABAMA
COUNTY OF


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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Fitzpatrick, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 16th day of July, 2019.

(Notary Seal)

Catherine H. Scott
Notary Public
Print Name: Catherine H. Scott
Commission Expires: 7-25-2022



Real Estate Sales Validation Form

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

Grantor's Name Susan Fitzpatrick
Mailing Address PO Box 382673
Birmingham AL
35238

Grantee's Name Eric Olds Revocable Trust UAD
Mailing Address 422 Stonegate Dr
Birmingham AL
35242 12/3/18

Property Address 422 Stonegate Dr
Birmingham
AL 35242

Date of Sale 7/14/19
Total Purchase Price \$ 946,888
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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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 _____

Print _____

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one