

Send tax notice to:
Otto Broxton & Carolyn Faye Broxton
394 Oxford Way
Pelham, AL 35124
PEL1900460

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 Four Hundred Seventy Seven Thousand Two Hundred and 00/100 Dollars (\$477,200.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Gary F. Edwards and Karla F. Edwards, Trustees or Successor Trustees, U/D/T Dated September 11, 1998, known as The Safe Harbor Midwest-Southern Trust whose mailing address is:

P.O. Box 563 Alabaster, AL 35007 (hereinafter referred to as "Grantors"), by Otto Broxton and Carolyn Faye Broxton (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2644, according to the Amended Map of Weatherly Highlands, The Ledges, Sector 26, Phase Two, as recorded in Map Book 38, Page 94, 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.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for itself, its heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its heirs, executors, 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 Gary F. Edwards and Karla F. Edwards, Trustees or Successor Trustees, U/D/T Dated September 11, 1998, known as The Safe Harbor Midwest-Southern Trust have hereunto set their signatures and seals on August 6, 2019.



Gary F. Edwards,, Trustee or
Successor Trustee, U/D/T Dated
September 11, 1998, known as The
Safe Harbor Midwest-Southern Trust



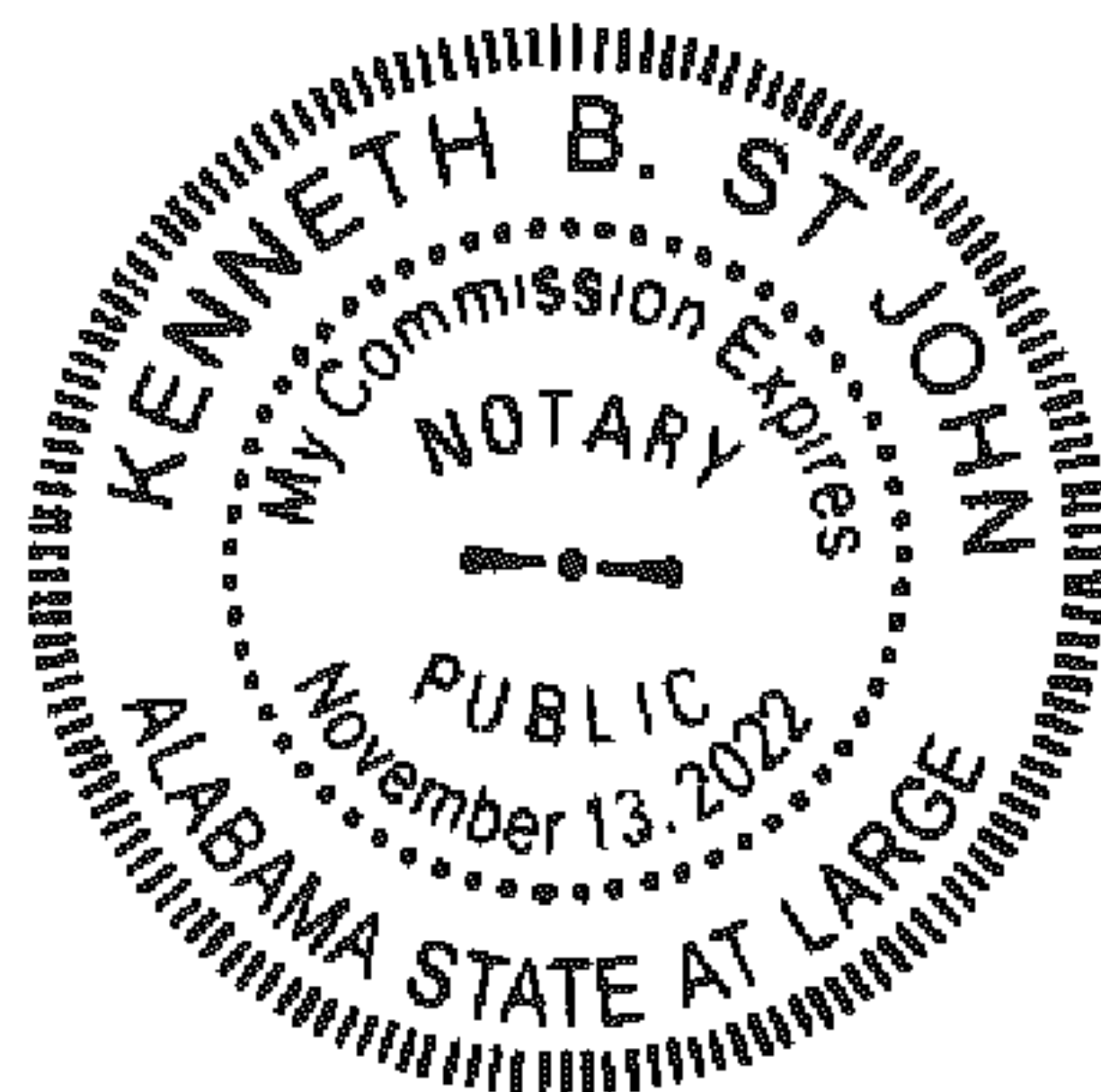
Karla F. Edwards, Trustee or
Successor Trustee, U/D/T Dated
September 11, 1998, known as The
Safe Harbor Midwest-Southern Trust

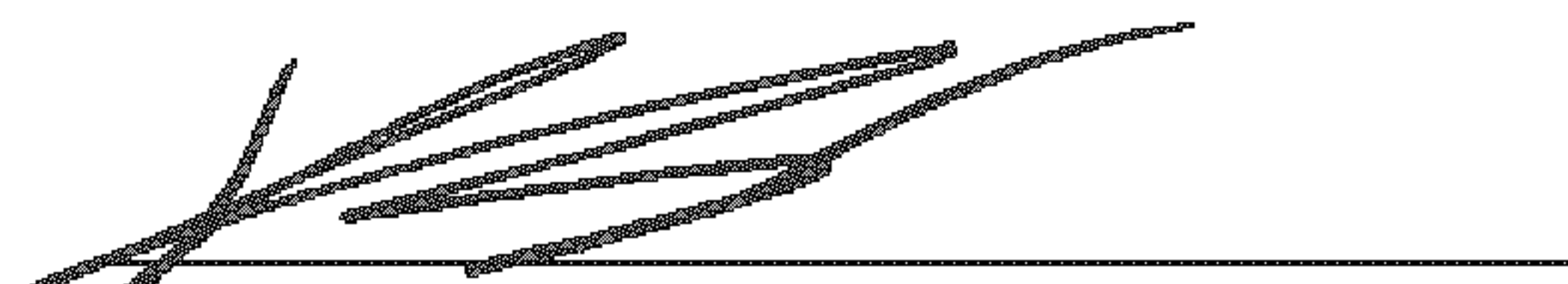
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary F. Edwards and Karla F. Edwards, whose names as Trustees or Successor Trustees, U/D/T Dated September 11, 1998, known as The Safe Harbor Midwest-Southern Trust, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they in their capacity as such Trustees or Successor Trustees and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of August, 2019.

(NOTARIAL SEAL)





Notary Public
Print Name: Kenneth B. St John
Commission Expires: 11/13/2022

Real Estate Sales Validation Form

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

Grantor's Name	<u>Gary F Edwards, Karla Edwards</u> <u>as Trustees</u>	Grantee's Name	<u>Otto Broxton</u> <u>Carolyn Faye Broxton</u>
Mailing Address	<u>PO Box 563</u> <u>Alabaster AL 35007</u>	Mailing Address	<u>394 Oxford Way</u> <u>Pelham AL 35124</u>
Property Address	<u>394 Oxford Way</u> <u>Pelham AL 35124</u>	Date of Sale	<u>8/6/2019</u>
		Total Purchase Price	<u>\$ 477,200</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 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 8-7-19 Print Skyler Murphy

Unattested (verified by) Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2019 01:24:01 PM
\$498.50 CATHY
20190807000284840

Allen S. Bayl