

THIS INSTRUMENT PREPARED BY:  
Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

GRANTEE'S ADDRESS:  
Gateway Group Enterprises, Inc.  
270 Doug Baker Blvd, 700-276  
Birmingham, AL 35242

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

GENERAL WARRANTY DEED

**20190823000311860**  
**08/23/2019 03:49:28 PM**  
**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty Five Thousand and NO/100 (\$125,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Tamica Bruce, as Personal Representative of the Estate of Linda Faye Calvin, Deceased, Probate Case #2019-000510** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Gateway Group Enterprises, Inc.** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 9, Block 2, according to the Survey of First Addition to Indian Hills, Second Sector, as recorded in Map Book 5, Page 7, in the Probate Office of Shelby County, Alabama.

Linda Faye Calvin, deceased, Probate Case No. 2019-00510 was one and the same as Linda W. Calvin, grantee in deed recorded in Inst. No. 20171219000452100.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property is also known as **1706 Burningtrees Drive, Pelham, AL 35124**

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this August 22, 2019

**Estate of Linda Faye Calvin, Deceased, Probate Case  
#2019-000510**

*Tamica Bruce*

**Tamica Bruce, Personal Representative**

STATE OF ALABAMA     )  
                                     :  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Tamica Bruce**, whose name as **Personal Representative of the Estate of Linda Faye Calvin, Deceased, Probate Case #2019-000510** 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 Instrument, he, as such officer and with full authority, signed his name voluntarily for and as the act of said estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this August 22, 2019

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 03/14/2020

ALAN CROCKER KEITH Notary Public, Alabama State at Large My Commission Expires March 14, 2020
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## Real Estate Sales Validation Form

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

Grantor's Name Estate of Linda Calvin  
 Mailing Address 2058 Caladonia Way  
 Smyrna, TN 37167

Grantee's Name Gateway Group Enterprises, Inc.  
 Mailing Address 270 Doug Baker Blvd.  
 700-276  
 Birmingham, AL 35242

Property Address 1706 Burning Tree Drive  
 Pelham, AL 35124

Date of Sale 08/22/2019

Total Purchase Price \$ 125000.00

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 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 8/22/19

Print Jeff W. Parmer

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/23/2019 03:49:28 PM  
 \$146.00 CHARITY  
 20190823000311860

Allen S. Byrd

Form RT-1