

This instrument was prepared by:
J. Brandon Cooper
The Cooper Law Firm, PC
P.O. Box 320
Helena, AL 35080

Send Tax Notice To:
WILLIAM C. TRAYLOR
1194 FOREST LAKES WAY
STERRETT, AL 35147

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know All Men by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)**
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
I/we

**William Carl Traylor, Trustee of the William Carl Traylor Revocable Living Trust
dated July 13, 2017, and any amendments thereto**

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

**William Carl Traylor and Kimberly Aldridge Traylor, Trustees, or their
successors in interest, of the William and Kimberly Traylor Revocable Living
Trust dated September 7, 2019, and any amendments thereto**

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in
Shelby County, Alabama to-wit:

**Lot 334 according to the survey of Forest Lakes Sector 4 as recorded in Map
Book 33 page 25 A, B and C in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.**

GRANTEES' ADDRESS: 1194 Forest Lakes Way, Sterrett, Alabama 35147

1. Subject to: Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Subject to: Anything revealed by observation, right-of-ways, easements, covenants, reservations, liens, mortgages, restrictions and any rights of redemption, of record, if any. Including easements and/or right of way to Alabama Power Company recorded in book 126, page 191, book 126, page 323 and book 236, page 829.
3. Subject to matters shown on recorded map book 33 page 25, A, B and C.

Shelby County, AL 09/12/2019
State of Alabama
Deed Tax: \$149.50


20190912000336150 1/3 \$177.50
Shelby Cnty Judge of Probate, AL
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4. Rights of others for ingress and egress purposes in and to the use of Shelby County located on insured premises as recorded in instrument no. 1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965; 1993-03966;
5. Title to all minerals, oil and gas within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as reserved in book 53 at page 262 and deed book 331, page 262.
6. Grantor and Grantee herein acknowledge that no tax advice, no Medicaid advice, and no Medicare advice was rendered to the Grantor(s) nor Grantee(s) herein.
7. No title exam requested or performed.

TO HAVE AND TO HOLD unto 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, I have hereunto set MY hands(s) and seal(s) this 7 day of SEPTEMBER 2019.



William C. Traylor (Seal)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **William C. Traylor** **Trustee** whose name is signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of September, 2019.



Notary Public

My Commission Expires: November 6, 2019


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Shelby Cnty Judge of Probate, AL
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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 William Carl Traylor
Mailing Address Revocable Living Trust
1194 Forest Lakes Way
Sterrett, Alabama 35147

Grantee's Name William and Kimberly Traylor
Mailing Address Revocable Living Trust
1194 Forest Lakes Way
Sterrett, Alabama 35147

Property Address 1194 Forest Lakes Way
Sterrett, Alabama 35147

Date of Sale 9/7/2019
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 149,100

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 Citizen Access Portal

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 9-7-19

Print WILLIAM CARL TRAYLOR

Unattested

Sign William Carl Traylor

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form



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Form RT-1