

PREPARED BY:
Trussell, Funderburg, Rea & Bell, P.C.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
Meridith Williams Peeples
5070 Meadow Brook Rd
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

\$70,000 of purchase price paid
by mortgage executed simultaneously
herewith.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Fifty Five Thousand and 00/100 Dollars (\$355,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **JULIA A. ARMAGOST, an unmarried woman**, (herein referred to as Grantor), grant, bargain, sell and convey unto **MERIDITH WILLIAMS PEEPLES**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, according to the survey of Unit 1 Meadow Brook 7th Sector as recorded in Map Book 8, page 151, Shelby County, Alabama records.

SUBJECT TO:

1. Taxes due and payable October 1, 2019, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Existing easements for public utilities including but not limited to electrical, gas, water, telephone and sewerage.
5. Easements, rights of way, building lines and matters of survey as shown by recorded subdivision plat on Plat Map 8-151, in the Office of the Judge of Probate, Shelby County, Alabama.
6. Declaration of Protective Covenants as shown in Book 22, page 215, in the aforesaid office.


TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/24/2019
State of Alabama
Deed Tax: \$285.00



20190924000347920 1/3 \$313.00
Shelby Cnty Judge of Probate, AL
09/24/2019 08:40:54 AM FILED/CERT

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

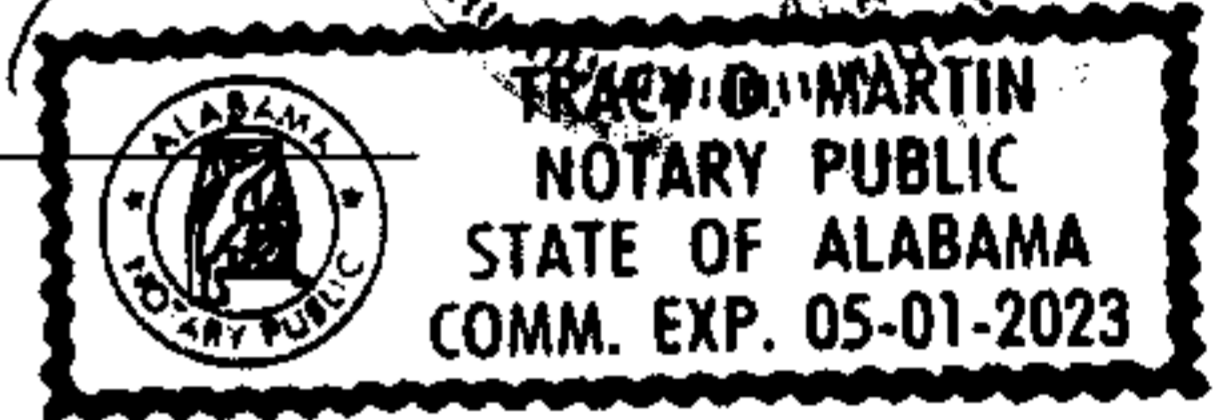
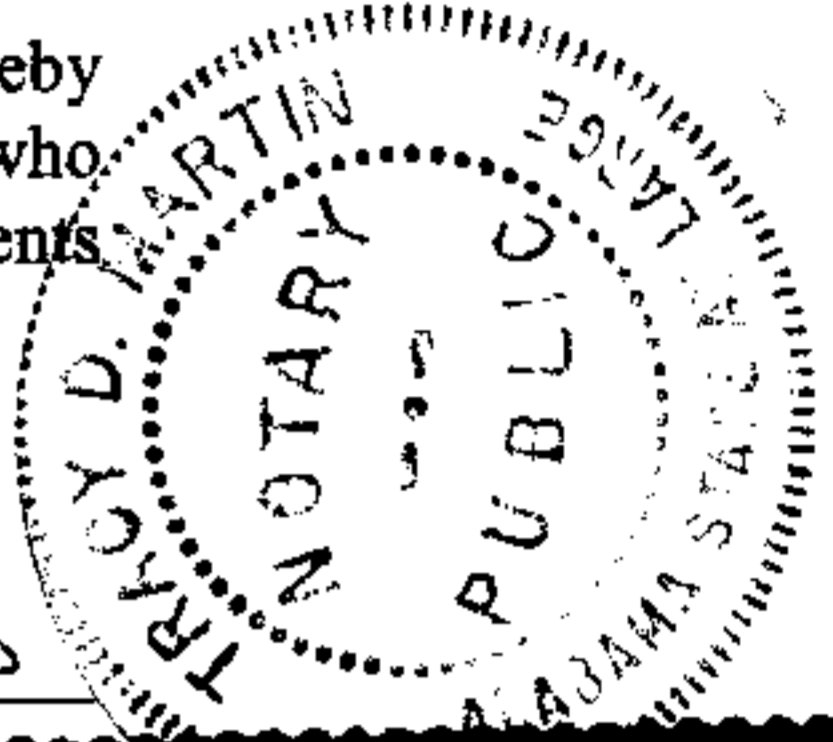

JULIA A. ARMAGOST
GRANTOR

STATE OF ALABAMA
Jefferson COUNTY

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

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


NOTARY PUBLIC
My Commission Expires: _____



File #: 19-342C.3



20190924000347920 2/3 \$313.00
Shelby Cnty Judge of Probate, AL
09/24/2019 08:40:54 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Julia A. Armagost
Mailing Address 4315 Little River Rd
Birmingham, AL 35213

Grantee's Name Meridith Williams Peeples
Mailing Address 5010 Meadow Brook Rd
Birmingham, AL 35242

Property Address 5020 Meadow Brook Road
Birmingham, AL 35242

Date of Sale 07/29/2019
Total Purchase Price \$ 355,000.00
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
Sales Contract (checked)
Closing Statement (checked)
Appraisal
Other

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 7-29-19

Print Julia A. Armagost

Unattested (verified by) [Signature]

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

Form RT-1

