

After Recording Send Tax Notice To:

THOMAS M. CARTRIGHT, III
& PAMELA C. CARTRIGHT
1810 Chandcroft Dr
Pelham, AL 35124

20190926000351920
09/26/2019 11:47:04 AM
DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **THOMAS M. CARTRIGHT, III & PAMELA C. CARTRIGHT**, a married couple, (herein referred to as Grantor), who certifies that the property conveyed hereby constitutes her homestead, grants, bargains, sells and conveys unto

“THOMAS M. CARTRIGHT, III & PAMELA C. CARTRIGHT, Trustees, or their successors in interest, of the **THE CARTRIGHT REVOCABLE LIVING TRUST** dated August 28, 2019, and any amendments thereto.”

(herein referred to as Grantee), the real estate described below situated in SHELBY County, Alabama, to wit:

See attached Exhibit A for legal description which is hereby Incorporated by reference as though fully set out herein.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, 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 noted above; that I have a good right to sell and convey the same as 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.

IN WITNESS WHEREOF, WE HAVE hereunto set OUR HANDS hand and seal this 28th day of August, 2019.

Thomas M. Cartright III
THOMAS M. CARTRIGHT, III

Pamela C. Cartright
PAMELA C. CARTRIGHT

STATE OF ALABAMA

COUNTY OF SHELBY

I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that THOMAS M. CARTRIGHT, III & PAMELA C. CARTRIGHT, HUSBAND AND WIFE whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office
this 28th day of August, 2019.

John R. Holliman
NOTARY PUBLIC
My Commission Expires: 08-28-2022

This Document Prepared By:
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281

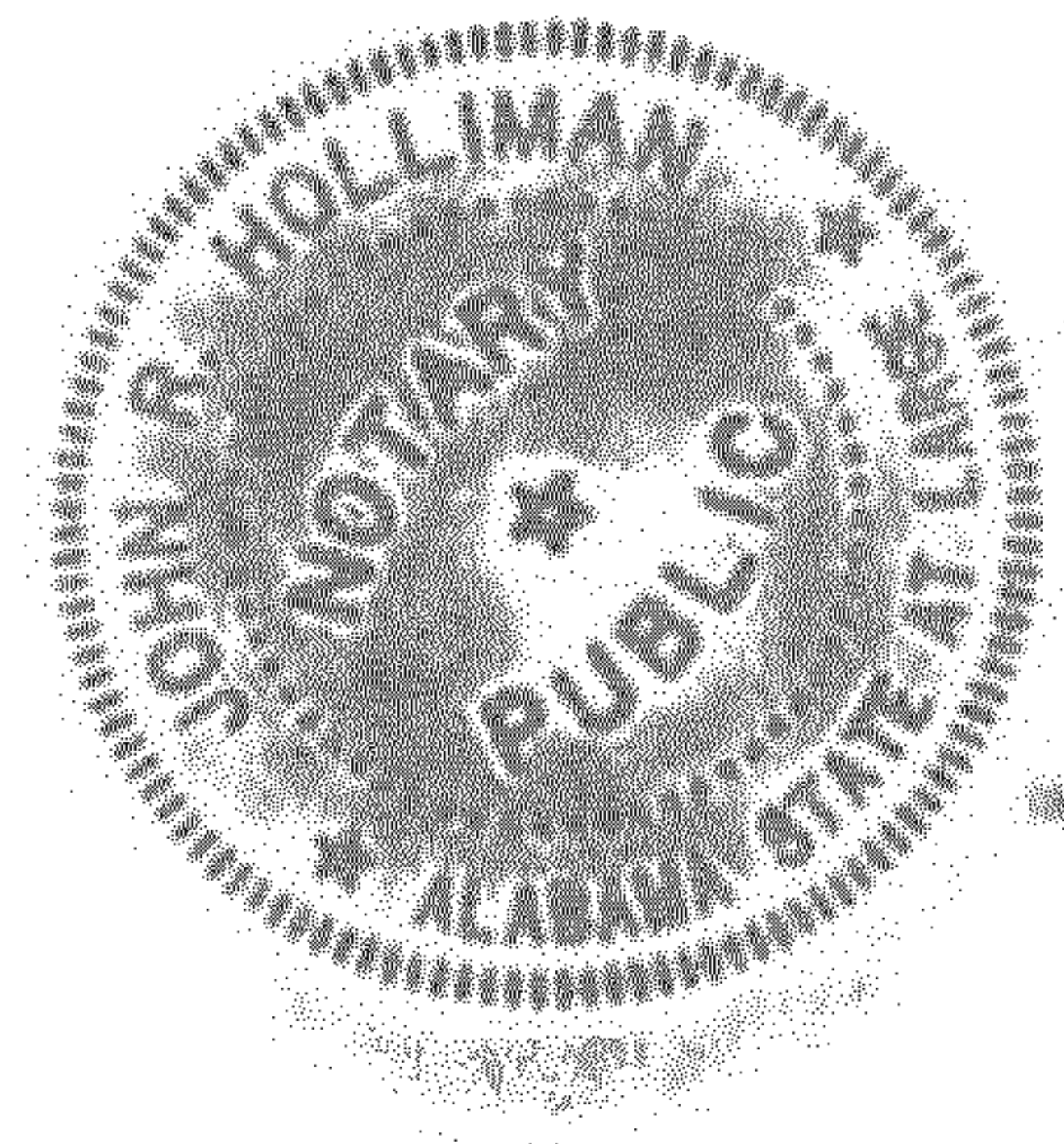


Exhibit "A"

PARCEL I:

Lot 10, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except therefrom that part of Lot 10 conveyed by W. M. Humphries Development Company, Inc. to Robert T. Murdoch and wife, Joan P. Murdoch, by deed recorded in Deed Volume 293, Page 443, in said Probate Office, described as follows:

Begin at the Southeast corner of Lot 10 of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Northerly direction along the East line of said Lot 10, a distance of 78.28 feet; thence 161 degrees, 20 minutes left in a Southwesterly direction a distance of 70.94 feet to a point on the Northeasterly right of way line of Chandcroft Drive; thence 90 degrees left in a Southeasterly direction along said right of way a distance of 25.11 feet to the point of beginning.

PARCEL II:

Begin at the Northwest corner of Lot 11, of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Southerly direction along the West line of said Lot 11, a distance of 76.72 feet; thence 161 degrees, 20 minutes left in a Northeasterly direction a distance of 66.26 feet; thence 75 degrees, 20 minutes left in a Northwesterly direction a distance of 25.38 feet to the point of beginning.

20190926000351920 09/26/2019 11:47:04 AM DEEDS 4/4
Real Estate Sales Validation Form

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

Grantor's Name Thomas M Cartright III and Pamela C. Cartright
Mailing Address 1810 Chandcroft Dr
Pelham, AL 35124

Grantee's Name Thomas M Cartright III and Pamela C. Cartright, Trustees
Mailing Address of The Cartright Revocable Trust
1810 Chandcroft Dr
Pelham, AL 35124

Property Address 1810 Chandcroft Dr
Pelham, AL 35124
PARCEL #: 13 1 01 3 004 051.000

Date of Sale 8/28/19
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$189,480.00

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 Tax Assessor's Value

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 John R. Holliman

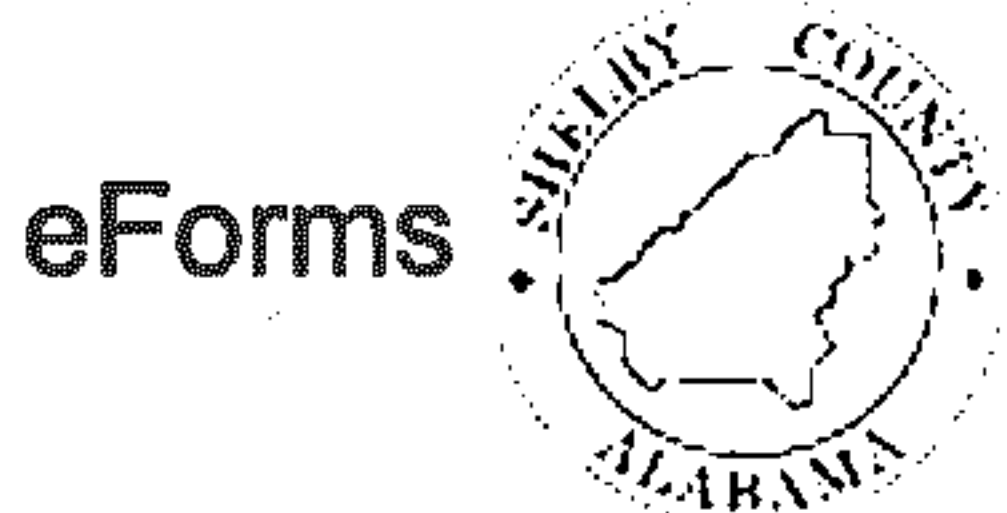
Unattested

Sign *John R. Holliman*

(verified by)

(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
09/26/2019 11:47:04 AM
S221.50 CHARITY
20190926000351920

Allen S. Bond