



20190930000355450 1/4 \$215.00
Shelby Cnty Judge of Probate, AL
09/30/2019 08:59:17 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Douglas Ballard
189 South Ocean Shores Dr.
Key Largo, FL 33037

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

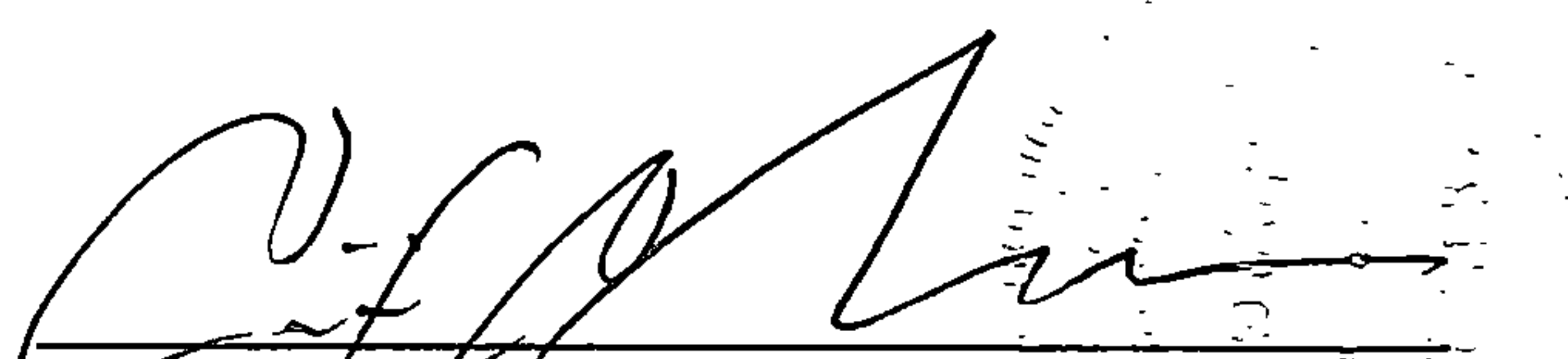
Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **Douglas Ballard, a single man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Douglas H. Ballard, III, in his capacity as Trustee of that certain trust created on or about 16 October, 2008, and known as the Betty R. Ballard Living Trust**, hereinafter known as the GRANTEE;

A parcel of land situated in the northwest 1/4 of the southwest 1/4 of Section 6, Township 22 South, Range 2 West, described as follows: Commence at the northeast corner the northwest 1/4 of the southwest 1/4 of said Section 6, and run South 89 degrees 54 minutes 20 seconds West along the north boundary of the northwest 1/4 of the southwest 1/4 of said Section 6 for 614.37 feet; Thence run south 5 degrees west for 449 feet to the beginning of a curve to the right having a central angle of 37 degrees 52 minutes and a radius of 481.48 feet; Thence run southerly along said curve for 318.21 feet; Thence run South 42 degrees 52 minutes west for 129.78 feet to the Point of Beginning; Thence continue along previous course south 42 degrees 52 minutes west for 400 feet to the north boundary of Shelby County Highway 22; Thence run south 58 degrees 6 minutes 23 seconds East along said north boundary for 334.31 feet to the beginning of a curve to the left having a central angle of 2 degrees 3 minutes 55 seconds and a radius of 596.62 feet; Thence run east along said curve for 21.51 feet; Thence run north 55 degrees 45 minutes 35 seconds east for 247.64 feet to the west boundary of the City of Calera Water Works Property; Thence run North 5 degrees 2 minutes 10 seconds east along said west boundary for 292.88 feet; Thence run north 85 degrees west for 284.83 feet to the Point of Beginning. Situated in Shelby County, Alabama. Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR and was taken from that certain instrument recorded as Instrument # 20190909000330550, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.


Given under my hand and official seal of office on this the 10 Day of Sept., 2019.


NOTARY PUBLIC
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.


20190930000355450 3/4 \$215.00
Shelby Cnty Judge of Probate, AL
09/30/2019 08:59:17 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 Douglas Ballard
Mailing Address 189 South Ocean Shores Drive
Key Largo, FL 33037

Grantee's Name The Betty R Ballard Living Trust
Mailing Address 5685 Highway 22
Montevallo, AL 35115

Property Address 30 Hidden Creek Lane
Montevallo, AL 35115

Date of Sale September 10, 2019
Total Purchase Price \$ 183,750.00

Shelby County, AL 09/30/2019
State of Alabama
Deed Tax: \$184.00

Actual Value \$
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
Closing Statement
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 September 10, 2019

Print Douglas Ballard

Unattested

Sign Douglas Ballard
(Grantor) (Grantee/Owner/Agent) circle one



20190930000355450 4/4 \$215.00
Shelby Cnty Judge of Probate, AL
09/30/2019 08:59:17AM FILED/CERT