

Vited \$322.00

28.00
352 of
38117

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS

This instrument was prepared by:
R. F. (Ben) Stewart, III
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20191001000357680 1/3 \$352.00
Shelby Cnty Judge of Probate, AL
10/01/2019 08:11:16 AM FILED/CERT

Shelby County, AL 10/01/2019
State of Alabama
Deed Tax: \$323.00

Send Tax Notice To:
David L. Shores, Trustee
~~2605 Arbor Way~~ 4726 Gwynne Rd.
~~Hoover, Alabama 35244~~ Memphis TN
38117

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we,

**RONALD GENE FLYNN AND RANDY LEE FLYNN, TRUSTEES OF THE FLYNN PROPERTY TRUST
DATED SEPTEMBER 17, 2015,**

(Herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

DAVID L. SHORES, TRUSTEE OF THE GWYNNE ROAD TRUST DATED AUGUST 14, 2015,

(Herein referred to as Grantee, whether one or more), all of its interest in the following described real estate situated in Shelby County, Alabama, to-wit:

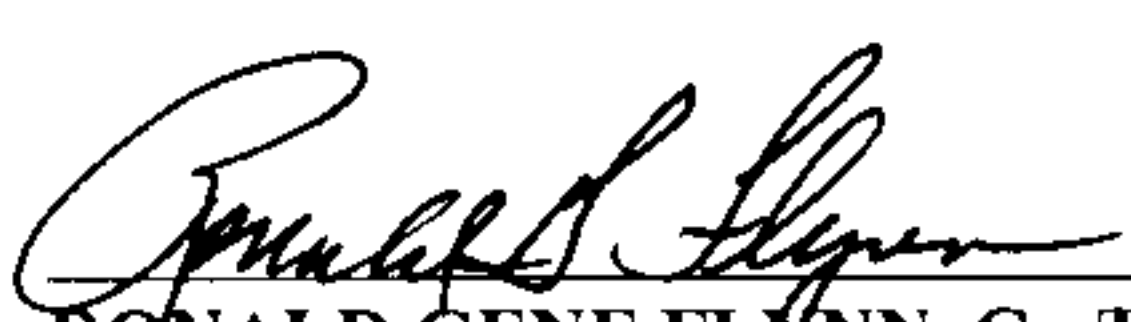
Lot 153, according to the Final Plat of Arbor Hill, Phase II, as recorded in Map Book 33, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 4th day of September, 2019.


RONALD GENE FLYNN, Co-Trustee


RANDY LEE FLYNN, Co-Trustee

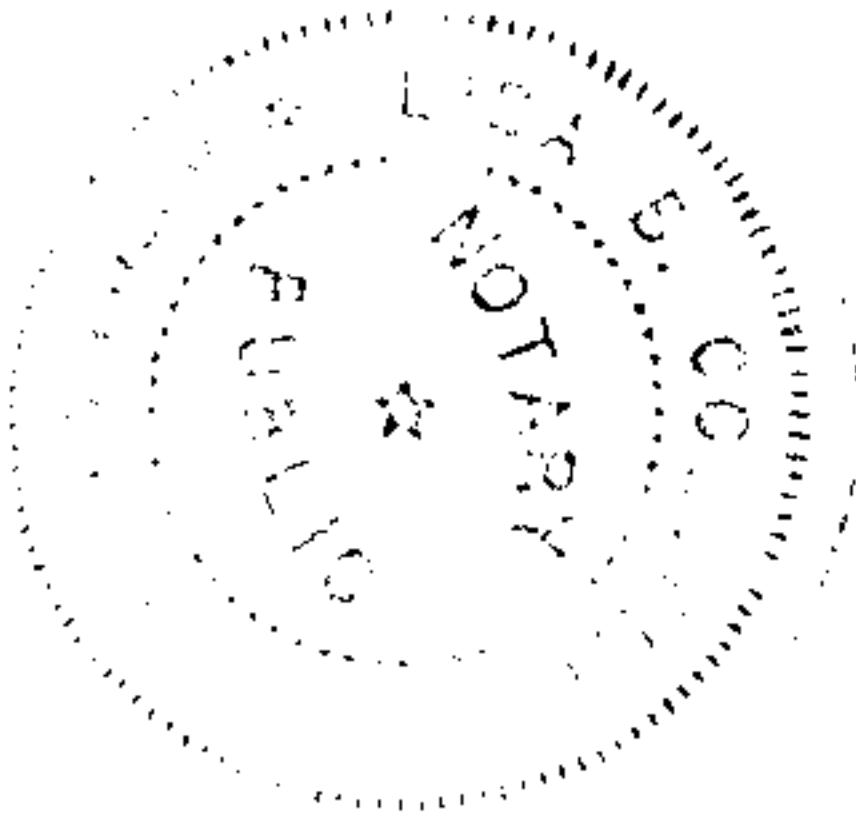
STATE OF ALABAMA)

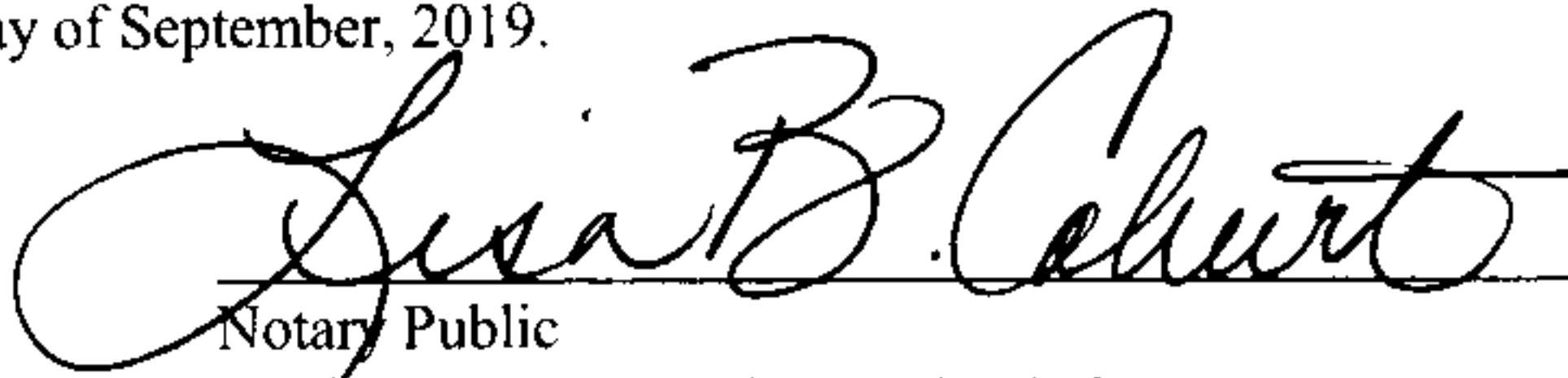
SHELBY COUNTY)

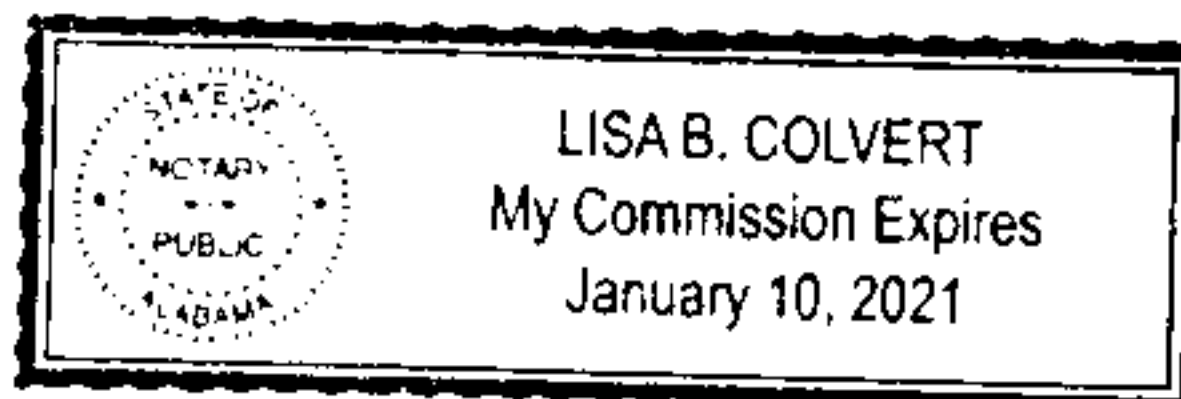
GENERAL ACKNOWLEDGEMENT:

I, Lisa B. Colvert, a Notary Public in and for said County, in said State, hereby certify that **Ronald Gene Flynn and Randy Lee Flynn**, whose names are signed to the foregoing conveyance, as Co-Trustees of the Flynn Property Trust dated September 17, 2015, and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 4th day of September, 2019.




Notary Public
My Commission Expires: 01/10/2021




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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 Ronald Gene Flynn and
Mailing Address Randy Lee Flynn, Trustees
2605 Arbor Way
Hoover, AL 35244

Grantee's Name David L. Shores, Trustee
Mailing Address 2605 Arbor Way
Hoover, AL 35244

Property Address 2605 Arbor Way
Hoover, AL 35244

Date of Sale September 4, 2019

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 322,700.00

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 Office

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 9/4/19

Print Ben Stewart

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms

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