

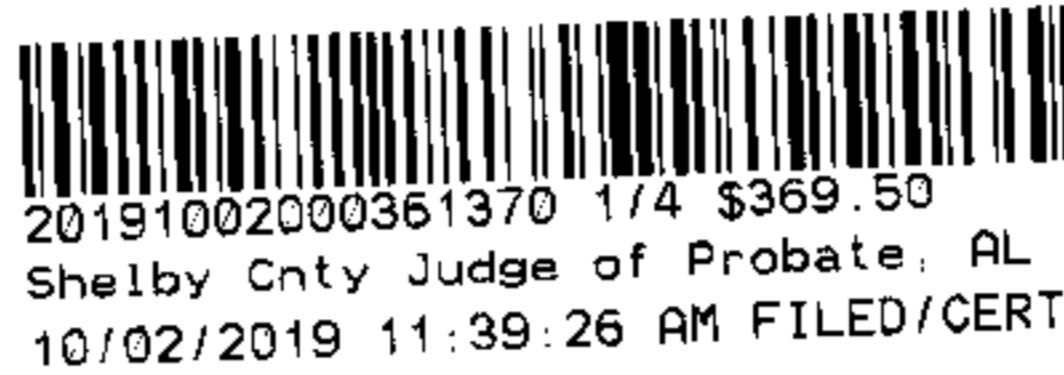
THIS INSTRUMENT PREPARED BY:
Stephen K. Greene
Stephen K. Greene, LLC
400 Union Hill Drive, Suite 100
Birmingham, AL 35209

SEND TAX NOTICE TO:
Susan Maxey Edwards
4930 Meadow Brook Way
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged we, CRAIG EDWARDS AND SUSAN EDWARDS, also known as SUSAN MAXEY EDWARDS, husband and wife, do grant, bargain, sell and convey unto

Susan Maxey Edwards, or her successors in Trust, as Trustee of the
SUSAN MAXEY EDWARDS REVOCABLE TRUST,
dated March 15, 2019

(herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to:

1. Current and future taxes.
2. All easements, reservations, conditions, rights-of-way, restrictions, covenants and encumbrances of record.
3. Any minerals and mineral rights not owned by the Grantors.

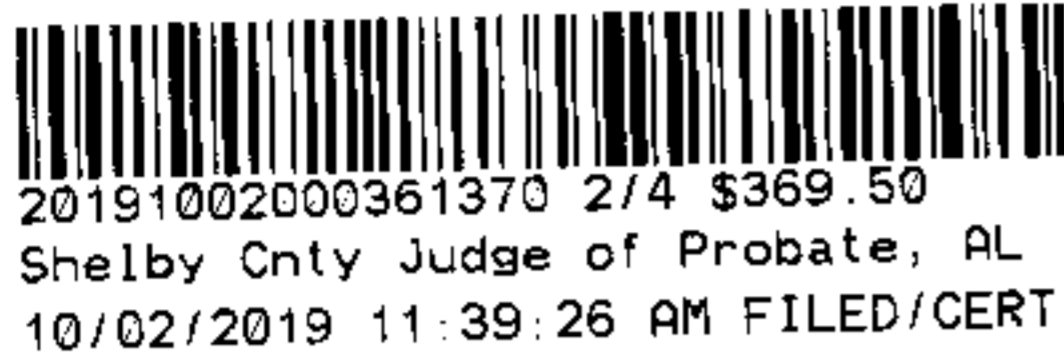
NO TITLE OPINIONS WERE REQUESTED AND NONE WERE PERFORMED. LEGAL DESCRIPTION WAS PROVIDED BY GRANTORS.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, in fee simple forever.

Grantors' Mailing Address: 4930 Meadow Brook Way, Birmingham, AL 35242
Grantee's Mailing Address: 4930 Meadow Brook Way, Birmingham, AL 35242
Property Address: 4930 Meadow Brook Way, Birmingham, AL 35242
Assessor's Market Value (Total): \$337,030

We attest, to the best of our knowledge and belief that the information contained in this document is true and accurate. We further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this 26th day of September, 2019.



Craig Edwards
CRAIG EDWARDS

Susan Edwards
SUSAN EDWARDS

STATE OF ALABAMA

JEFFERSON COUNTY

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

Given under my hand and seal this the 26th day of September, 2019.

(SEAL)

Stephen K. Green
Notary Public
My Commission Expires: 4/11/20

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County in said State, hereby certify that Susan Edwards, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on 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 seal this the 26th day of September, 2019.

(SEAL)

Stephen K. Green
Notary Public
My Commission Expires: 4/11/20

EXHIBIT "A"
Legal Description

Lot 79, according to Meadow Brook Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County, Alabama.


20191002000361370 3/4 \$369.50
Shelby Cnty Judge of Probate, AL
10/02/2019 11:39:26 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 Edwards Susan & Craig
Mailing Address 4930 Meadow Brook Way
Birmingham, AL
35242

Grantee's Name Susan Maxey Edwards
Mailing Address Revocable Trust
4930 Meadow Brook Way
Birmingham, AL 35242

Property Address 4930 Meadow Brook Way
Birmingham, AL
35242

Date of Sale 9-26-2019

Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 337,030.00

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

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 10-2-2019

Print Susan Edwards Craig Edwards

Sign Susan Edwards Craig Edwards

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

