

This instrument was prepared by:  
Mark W. Macoy, Esq.  
Mark W. Macoy, LLC  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
(205) 795-2080

Send tax notice to:  
Janet F. Standridge, Trustee  
3121 Somerset Trace  
Birmingham, AL 35242

**THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE**

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )  
                                  : **KNOW ALL MEN BY THESE PRESENTS:**  
SHELBY COUNTY         )

That for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **JANET F. STANDRIDGE**, and her husband, **JOHN W. STANDRIDGE** (the "Grantors"), do grant, bargain, sell and convey unto **JANET F. STANDRIDGE, AS TRUSTEE OF THE JANET FARRIS STANDRIDGE REVOCABLE TRUST DATED AUGUST 12, 2019** ("Grantee"), the following described real estate, situated in Shelby County, Alabama to-wit:

LOT 1170, ACCORDING TO THE MAP OF BROOK HIGHLAND, 11TH SECTOR, PHASE II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 22, PAGE 36 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property is the homestead of Grantors.

This property is conveyed subject to the following:

- (1) General and special taxes and assessments for 2019 and subsequent years not yet due and payable;
- (2) All easements, restrictions, set-back lines, rights-of-way and limitations of record, if any; and
- (3) Mineral and mining rights not owned by Grantors.

**TO HAVE AND TO HOLD** unto the said Grantee, her successors and assigns forever.

IN WITNESS WHEREOF, Grantors have hereto set their signature and seal this 10<sup>th</sup>  
day of September, 2019.

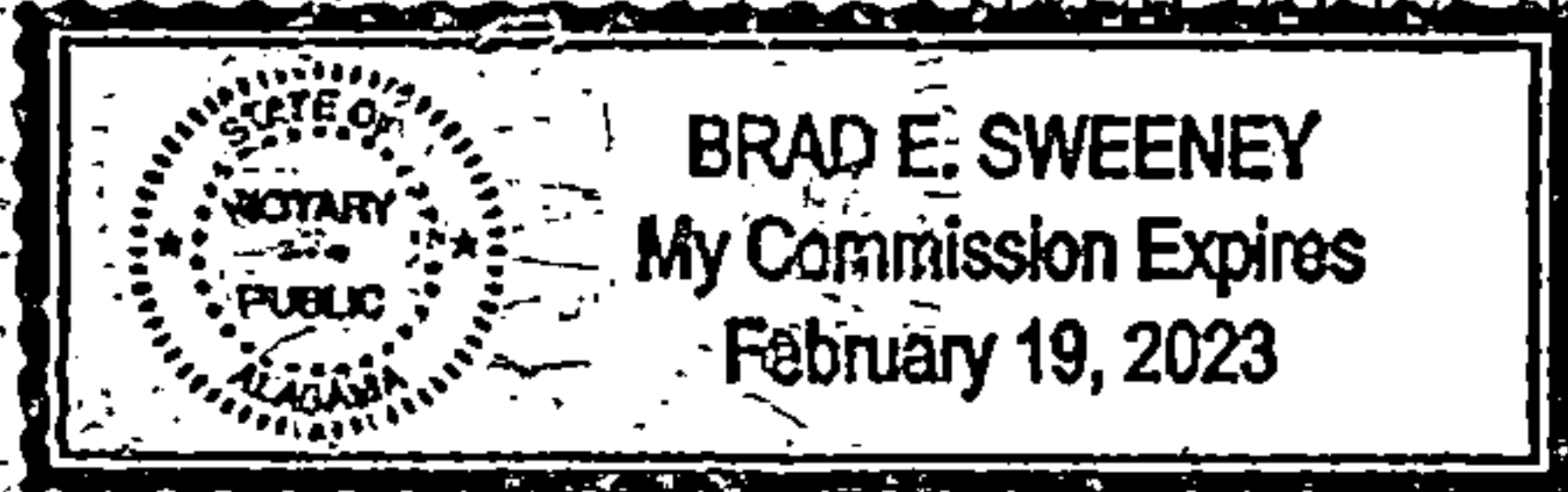
GRANTORS:

Janet F. Standridge  
JANET F. STANDRIDGE

STATE OF ALABAMA )  
SHELBY COUNTY )

I, BRAD E. SWEENEY, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JANET F. STANDRIDGE**, 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 such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10<sup>th</sup> day of SEPTEMBER, 2019.



[SEAL]

Brad E. Sweeney  
Notary Public

My commission expires: 02/19/2023



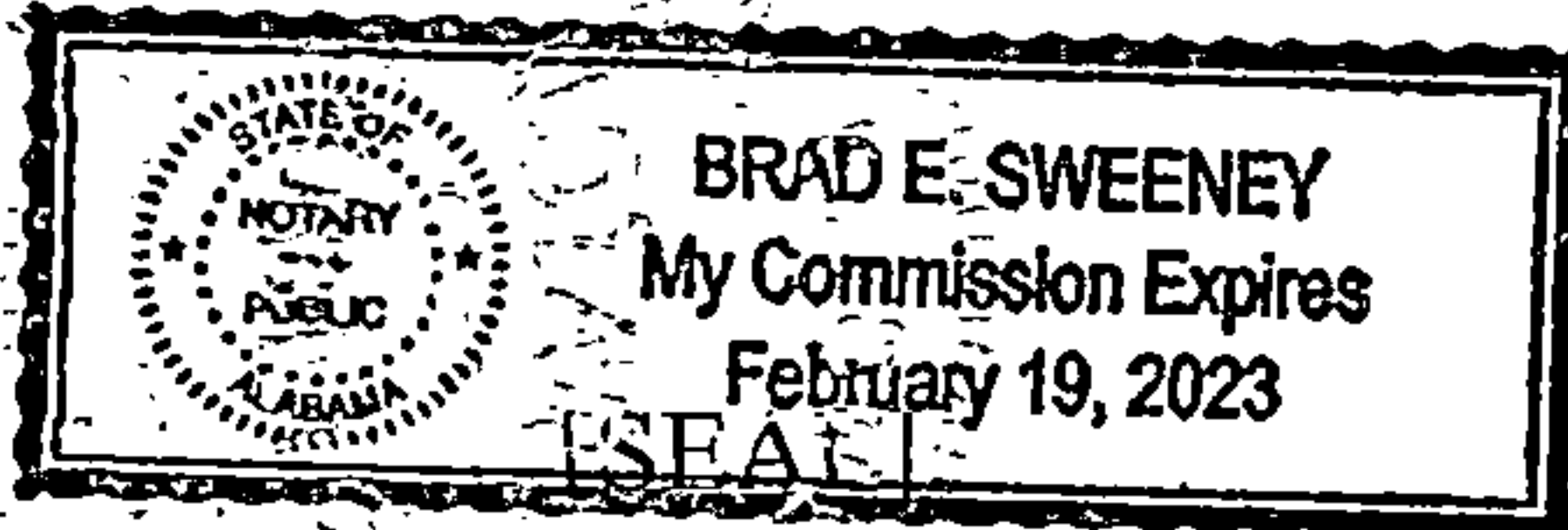
20191007000368440 2/3 \$486.00  
Shelby Cnty Judge of Probate, AL  
10/07/2019 12:36:11 PM FILED/CERT

John W. Standridge  
JOHN W. STANDRIDGE

STATE OF ALABAMA )  
SHELBY COUNTY )

I, BRAD E. SWEENEY, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOHN W. STANDRIDGE**, 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 such conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10<sup>th</sup> day of SEPTEMBER, 2019.



[SEAL]

Brad E. Sweeney  
Notary Public

My commission expires: 02/19/2023



# Real Estate Sales Validation Form

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

Grantor's Name Janet F. Standridge  
Mailing Address John W. Standridge  
3121 Somerset Trace  
Birmingham, AL 35242

Grantee's Name Janet F. Standridge, Trustee  
Mailing Address 3121 Somerset Trace  
Birmingham, AL 35242

Property Address 3121 Somerset Trace  
Birmingham, AL 35242

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

or  
Actual Value \$                     

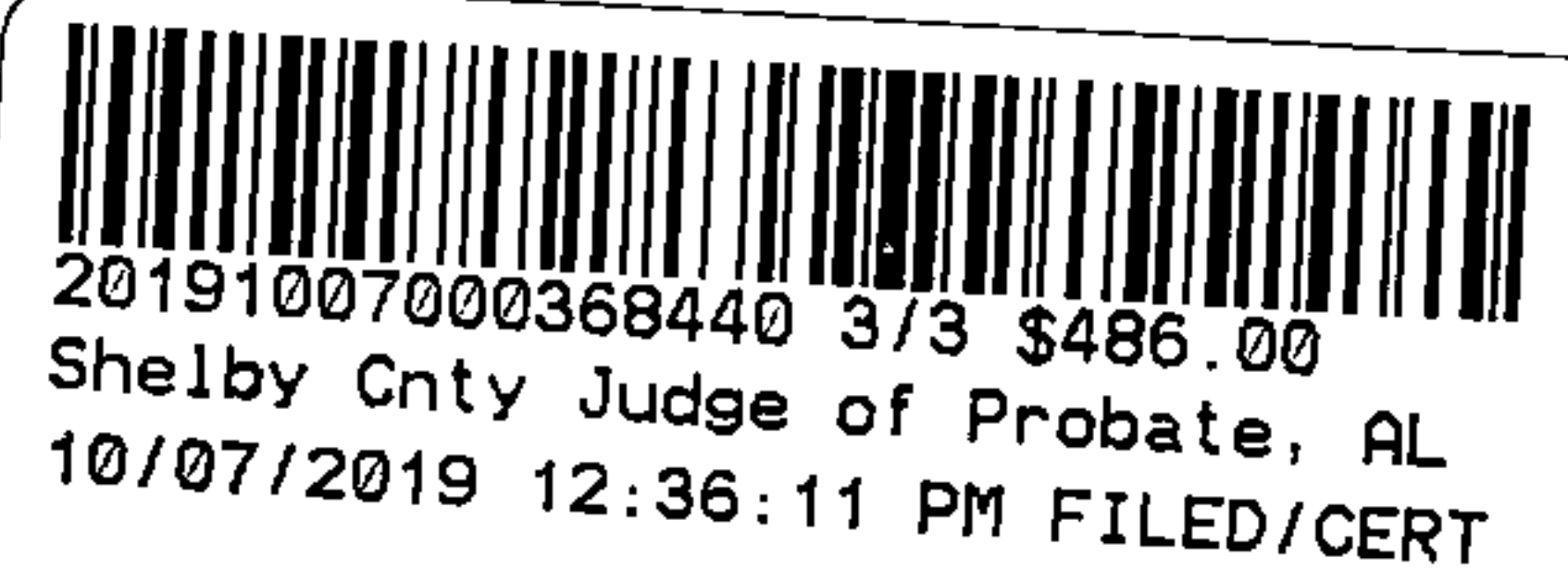
or  
Assessor's Market Value \$ 458,000

Shelby County, AL 10/07/2019  
State of Alabama  
Deed Tax: \$458.00

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



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 Janet F. Standridge

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1