

20191021000386760  
10/21/2019 10:57:13 AM  
DEEDS 1/3

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
**Lawrence M. Toups**  
119 Brynleigh Dr.  
Chelsea, AL 35043

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA**

}

**COUNTY OF SHELBY**

}

KNOW ALL MEN BY THESE PRESENTS:

①  
THAT IN CONSIDERATION OF **Ten Dollars and NO/100 (\$10.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Amechele C. Toups and Lawrence M. Toups, husband and wife**, (herein referred to as grantors), grant, sell, bargain and convey unto, **Lawrence M. Toups** (herein referred to as grantee whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

**Lot 28, according to the Survey of Brynleigh Estates, as recorded in Map Book 19, Page 139, in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, his/her heirs, successors and assigns forever.

And we do for ourselves, and for our heirs and assigns, covenant with the said grantee, his/her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall warrant and defend the same to the said grantee, his/her heirs, successors, and assigns forever, against the lawful claims of all persons.

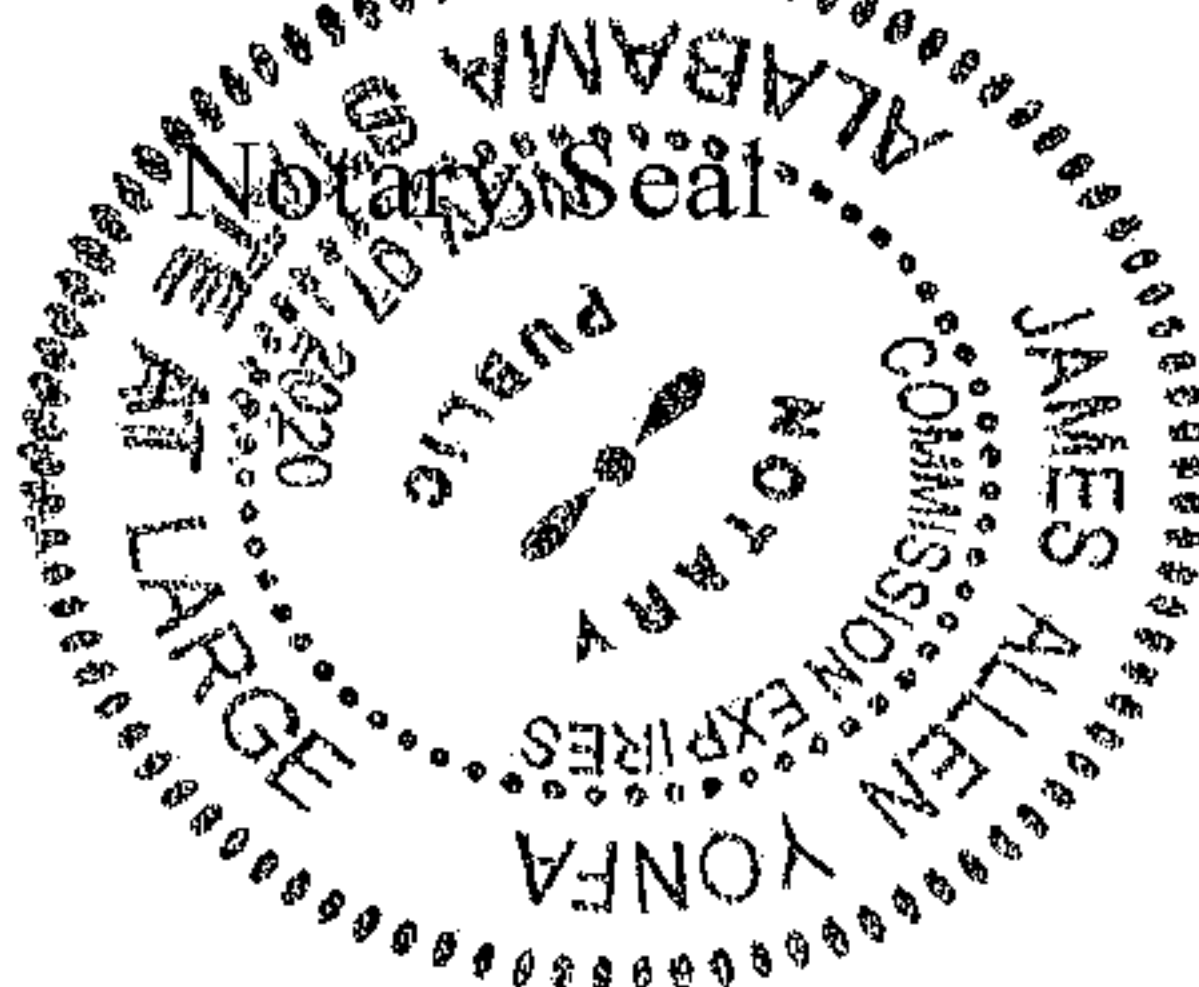
IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this  
10<sup>th</sup> day of Oct, 2019.

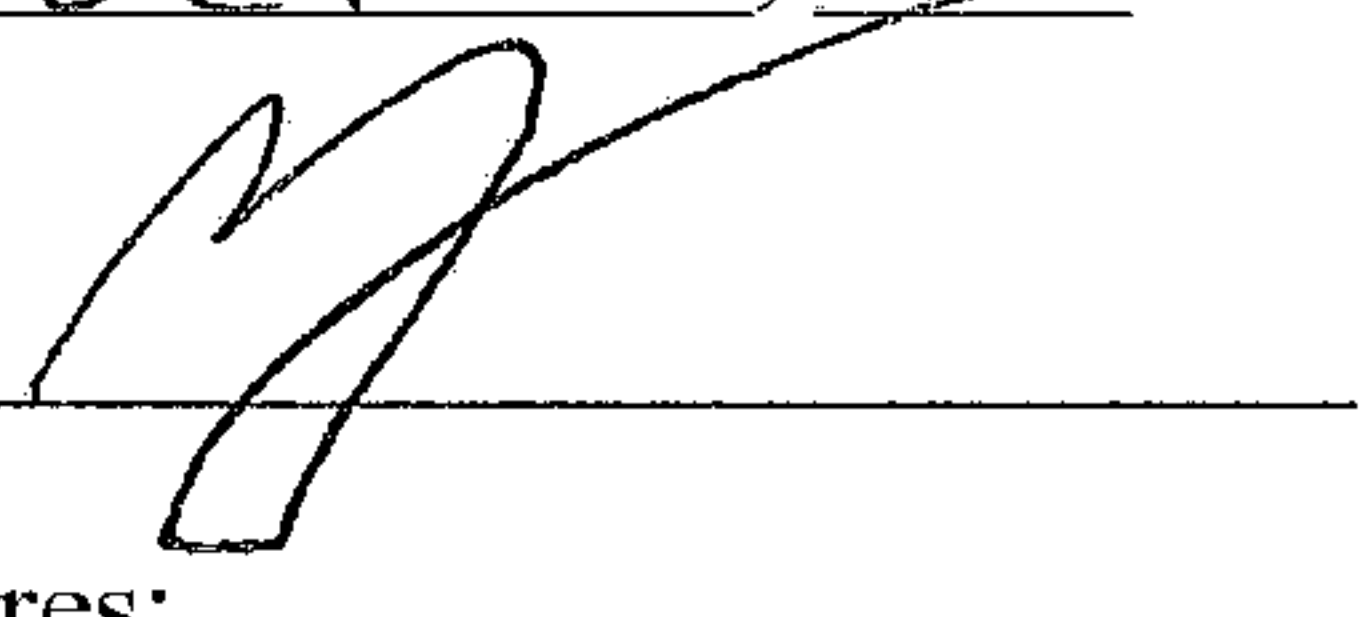
  
 Amechele C. Toups

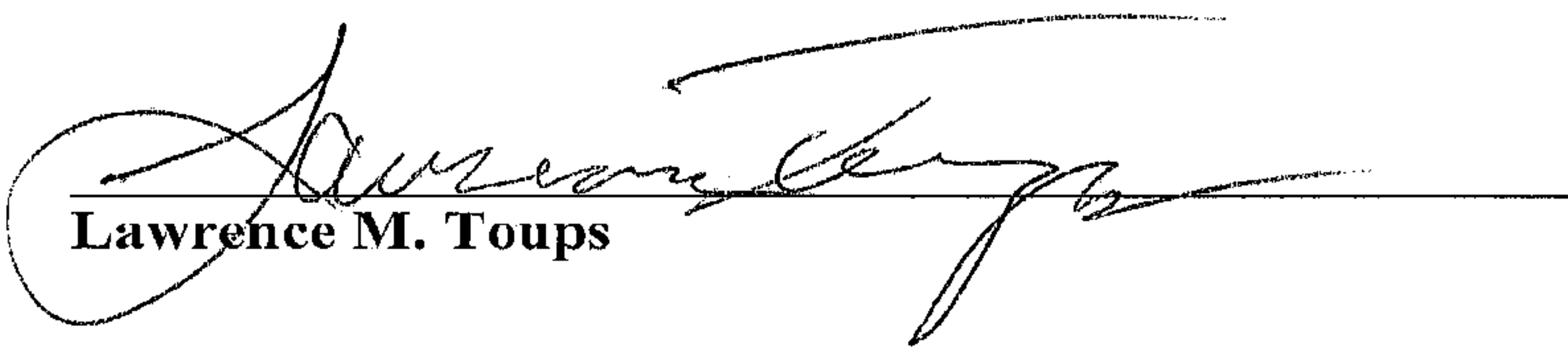
STATE OF Alabama  
 COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Amechele C. Toups** whose name is signed to the foregoing deed and who is known to me,  
 acknowledged before me on this day that, being informed of the contents of the conveyance, he/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 Oct, 2019.



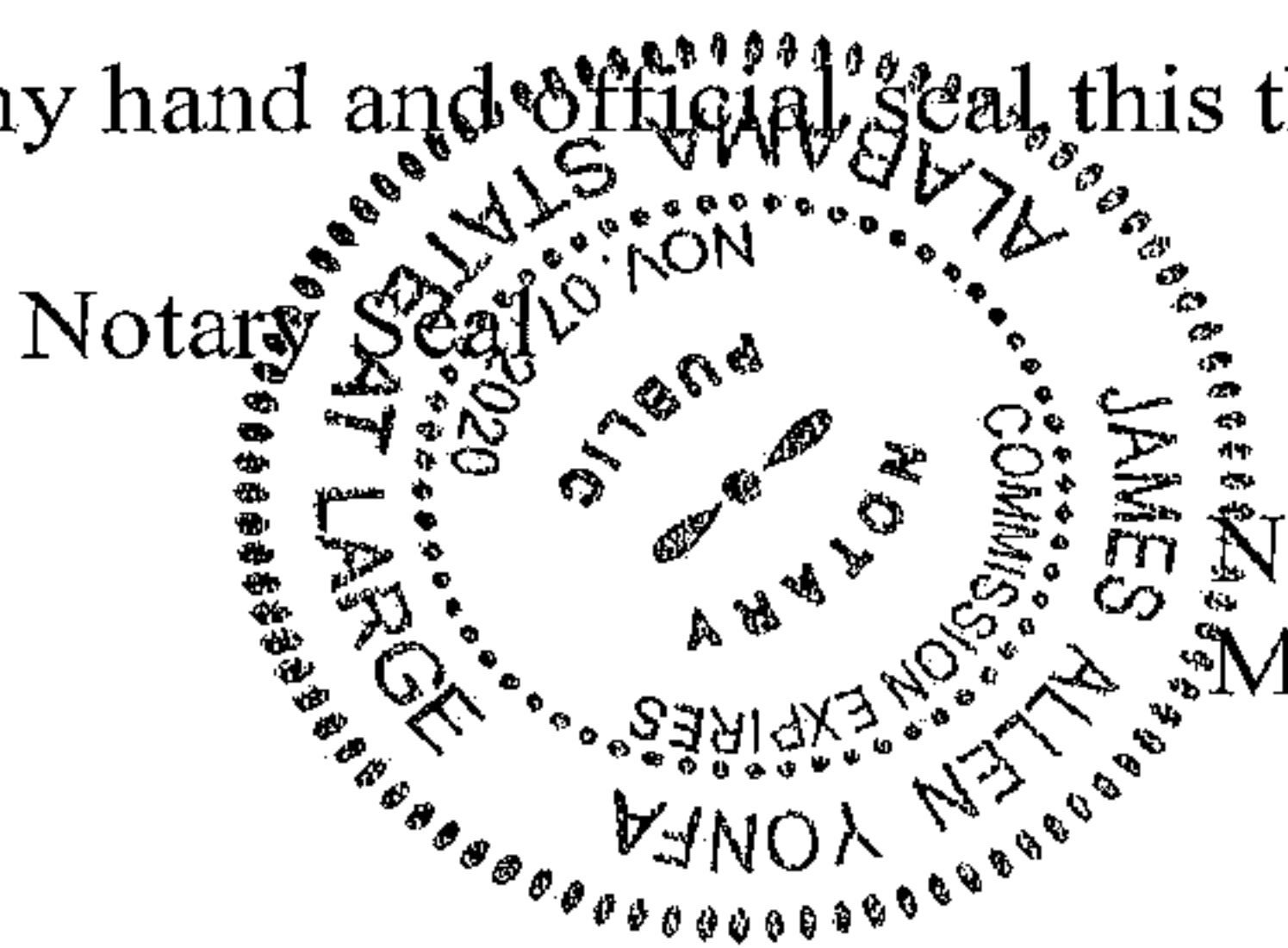
  
 Notary Public  
 My commission expires:

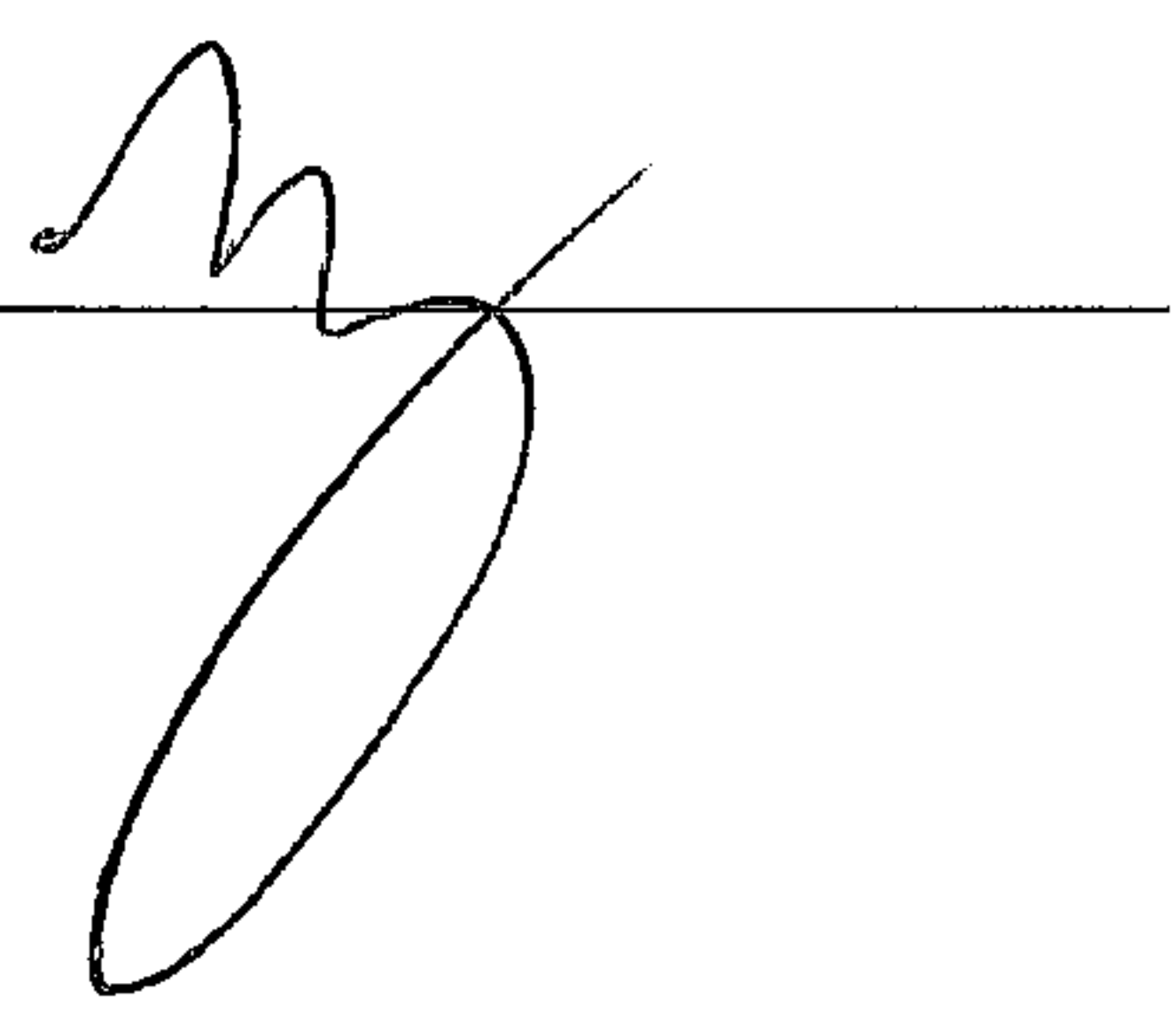
  
 Lawrence M. Toups

STATE OF Alabama  
 COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Lawrence M. Toups** whose name is signed to the foregoing deed and who is known to me,  
 acknowledged before me on this day that, being informed of the contents of the conveyance, he/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 Oct, 2019.



  
 Notary Public  
 My commission expires:

## Real Estate Sales Validation Form

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

Grantor's Name Amechale C. Toups  
 Mailing Address 119 Brynleigh Dr.  
Chelsea, AL  
35043

Grantee's Name Lawrence M. Toups  
 Mailing Address 119 Brynleigh Dr.  
Chelsea, AL  
35043

Property Address 119 Brynleigh Dr.  
Chelsea, AL  
35043

Date of Sale 10-10-19  
 Total Purchase Price \$ \_\_\_\_\_

or  
 Actual Value \$ \_\_\_\_\_

$\frac{1}{2} = \$105,800$  or  
 Assessor's Market Value \$ 211,600

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 Assessor's Market 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 10-16-19

Print James Youfa

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/21/2019 10:57:13 AM  
 \$134.00 CHERRY  
 20191021000386760

*Ami S. Byrd*