

RECORDING REQUESTED BY:

SOLIDIFI
88 SILVA LANE
MIDDLETOWN, RI 02842

PREPARED BY:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44

MONROEVILLE, AL 36461

SEND TAX MESSAGE TO:

DAPHNE JO DOUGLAS
2121 ARBOR HILL PARKWAY
HOOVER, AL 35244

20191023000389510

10/23/2019 08:49:43 AM

DEEDS 1/3

WARRANTY DEED

For good consideration, I (we) **JODY DOUGLAS, ALSO KNOWN AS DAPHNE JO DOUGLAS, AS TRUSTEE OF THE 2013 AMENDMENT AND RESTATEMENT OF THE JODY DOUGLAS 2006 REVOCABLE TRUST** whose mailing address is 2121 ARBOR HILL PARKWAY, HOOVER, AL 35244, hereby bargain, deed and convey to **DAPHNE JO DOUGLAS, AN UNMARRIED WOMAN** whose mailing address is 2121 ARBOR HILL PARKWAY, HOOVER, AL 35244, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LOT 80, ACCORDING TO THE FINAL PLAT OF ARBOR HILL PHASE III, AS RECORDED IN MAP BOOK 33, PAGE 142, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN:.11 7 26 0 007 008.000

Property Address: 2121 ARBOR HILL PARKWAY, HOOVER, AL 35244

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 1 day of September, 2019.

JODY DOUGLAS 2006 REVOCABLE TRUST

JODY DOUGLAS, A/K/A DAPHNE JO DOUGLAS, TRUSTEE

STATE OF ALABAMA
COUNTY OF Shelby

} SS.

I, Dylan Messimer, a Notary Public, hereby certify that **JODY DOUGLAS, A/K/A DAPHNE JO DOUGLAS, TRUSTEE**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 1 day of September, 2019.

DYLAN MESSIMER
Notary Public Alabama-State At Large
My Commission Expires March 27, 2022

Dylan Messimer
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name	JODY DOUGLAS 2006 REVOCABLE TRUST	Grantee's Name	DAPHNE JO DOUGLAS
Mailing Address	2121 Arbor Hill Parkway Hoover, AL 35244	Mailing Address	2121 Arbor Hill Parkway Hoover, AL 35244
Property Address	2121 Arbor Hill Parkway HOOVER, AL 35244	Date of Sale	
		Total Purchase Price	\$
		or	
		Actual Value	\$
20191023000389510	10/23/2019 08:49:43 AM DEEDS 3/3	or	
		Assessor's Market Value	\$ 321,600.00

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	☐ Appraisal
☐ Sales Contract	☐ Other
☐ Closing Statement	

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 9/1/2019

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/23/2019 08:49:43 AM
\$351.00 CHERRY
20191023000389510

(verified by)

Alicia S. Boyd