

This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124



20191226000476880 1/4 \$128.00
Shelby Cnty Judge of Probate, AL
12/26/2019 01:09:28 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned Grantors, **BARRY SCOTT LUMSDEN AND JUDY L. LUMSDEN, HUSBAND AND WIFE,** do grant, bargain, sell and convey unto the Grantee, **BARRY SCOTT LUMSDEN AND JUDY L. LUMSDEN, HUSBAND AND WIFE,** for and during their joint lives and upon the death of either of them then to the survivor of them in in fee simple, my interest in the following described real property situated in Shelby County, Alabama, SUBJECT TO the reservation stated below, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS INCORPORATED BY REFERENCE AS THOUGH FULLY SETOUT HEREIN.

THIS PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

**This deed prepared without benefit of title examination or survey.
The draftsman makes no warranties as to the sufficiency of the
interest conveyed.**

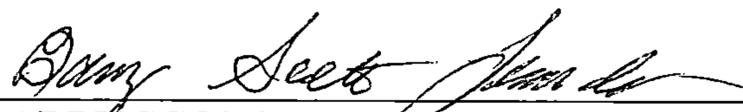
TO HAVE AND TO HOLD unto the said Grantee, his successors and assigns, in

fee simple, forever.

And I/we do, for ourselves/myself and my/our heirs, executors and administrators, covenant with the said Grantee, his successors and assigns, that I/we am/are lawfully seized in fee simple of said real property; that I/we have a good right to sell and convey the same as aforesaid; that I/we will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

12-19-19.

 (SEAL)
BARRY SCOTT LUMSDEN

 (SEAL)
JUDY L. LUMSDEN

STATE OF ALABAMA)
COUNTY OF SHELBY)


20191226000476880 2/4 \$128.00
Shelby Cnty Judge of Probate, AL
12/26/2019 01:09:28 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that BARRY SCOTT LUMSDEN AND WIFE JUDY L. LUMSDEN, whose name is 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12-19-19.


Notary Public

My Commission Expires
March 8, 2021

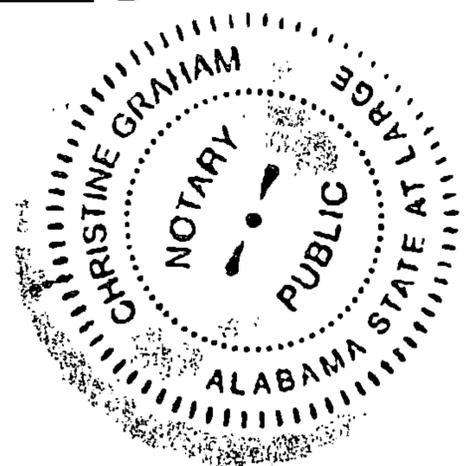


EXHIBIT A TO DEED

LOT 83, BLOCK 1, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES FIFTH SECTOR AS RECORDED
IN MAP BOOK 4 PAGE 6 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



20191226000476880 3/4 \$128.00
Shelby Cnty Judge of Probate, AL
12/26/2019 01:09:28 PM 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 Barry Scott Lumsden
Mailing Address 1009 Rycroft Cir.
Pelham, AL
35124

Grantee's Name Judy Lumsden
Mailing Address 1009 Rycroft Cir.
Pelham, AL
35124

Property Address 1009 Rycroft Circle
Pelham, AL 35124

Date of Sale 12/19/19
Total Purchase Price \$ _____

Shelby County, AL 12/26/2019
State of Alabama
Deed Tax: \$97.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 193,070.00 ^{12 =} 91,535

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 Assesor's 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 _____

Print _____

Unattested

(verified by)

Sign

Judy Lumsden
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



20191226000476880 4/4 \$128.00
Shelby Cnty Judge of Probate, AL
12/26/2019 01:09:28 PM FILED/CERT