

This instrument prepared by:  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Brittany Armstead  
2054 Timberline Dr.  
Calera, AL 35040

20200102000002590  
01/02/2020 01:45:39 PM  
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Twenty-Nine Thousand And No/100 Dollars (\$229,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Bobbie Bragg Rumley and Charles B. Rumley, wife and husband (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brittany Armstead (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

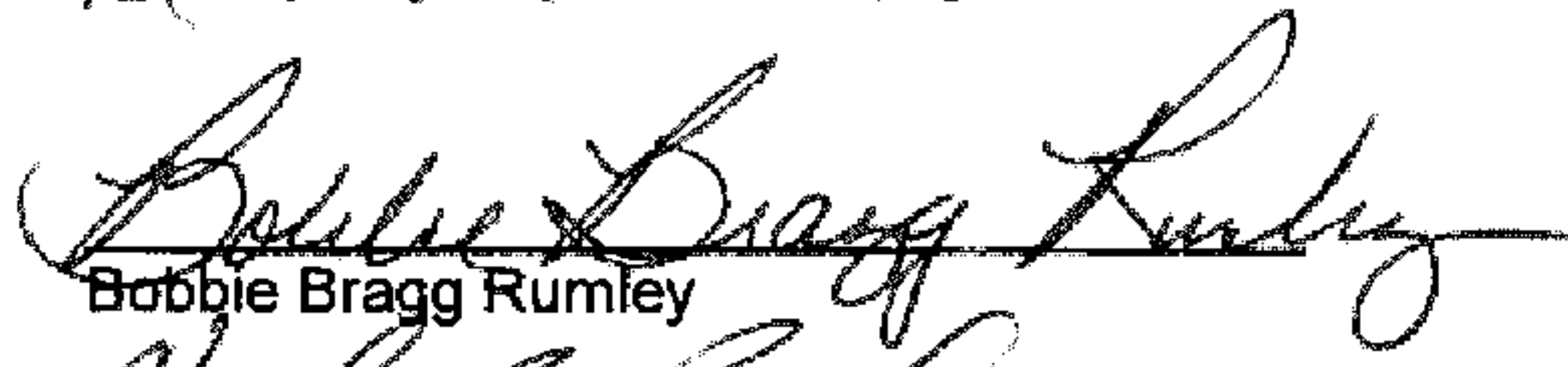
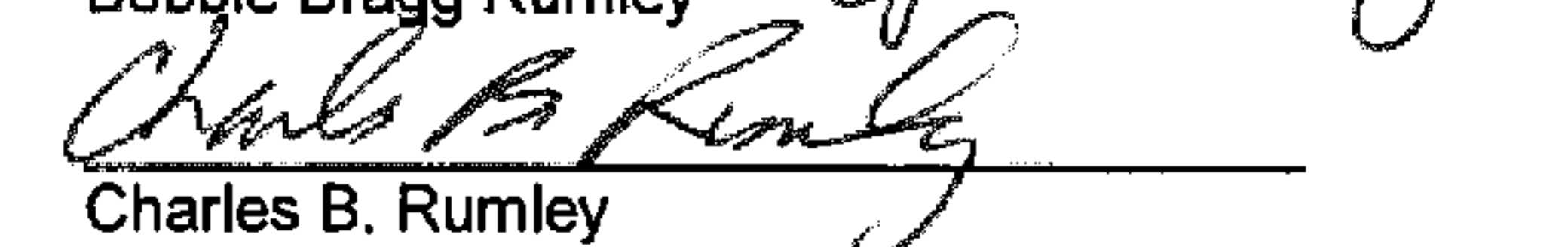
Lot 97, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$231,313.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

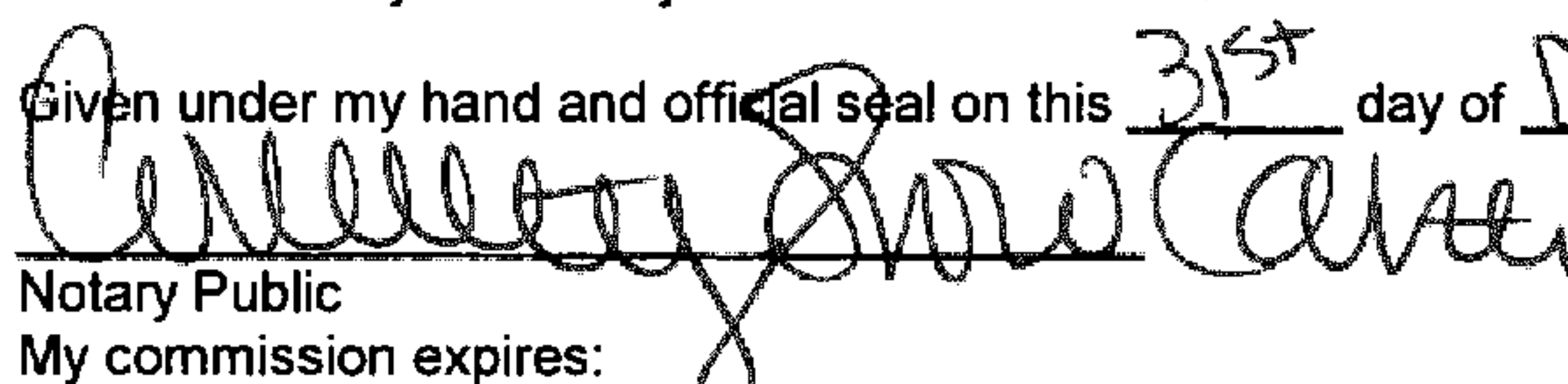
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 31<sup>st</sup> day of December, 20 19.

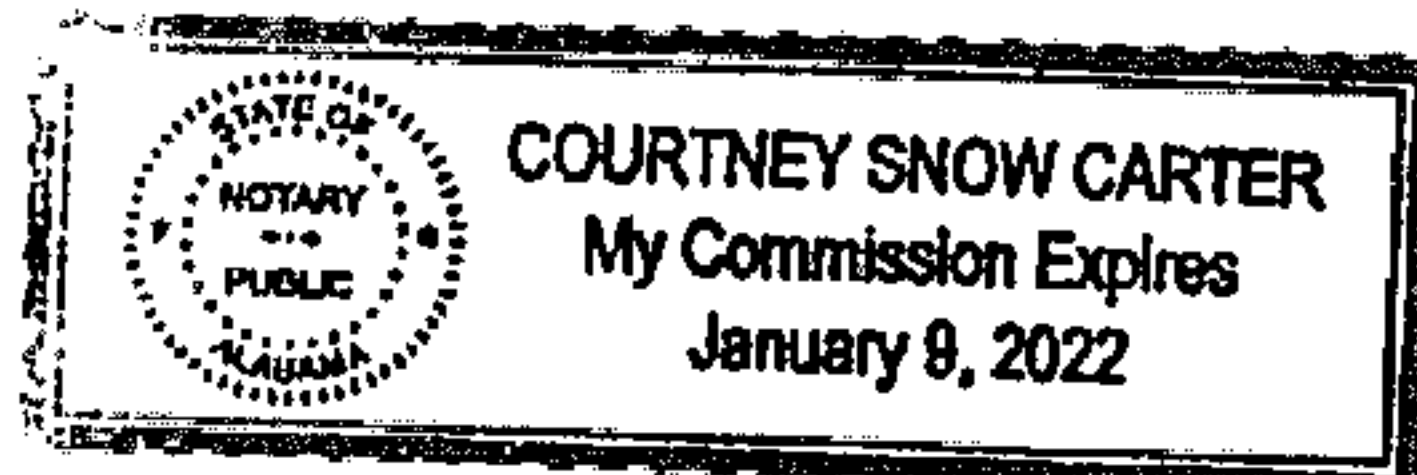
  
Bobbie Bragg Rumley  
  
Charles B. Rumley

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobbie Bragg Rumley and Charles B. Rumley whose names are signed to the foregoing conveyance, and who 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 on this 31<sup>st</sup> day of December, 20 19.

  
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 Bobbie Bragg Rumley and Charles B. Rumley      Grantee's Name Brittany Armstead

Mailing Address 2054 Timberline Dr.      Mailing Address 2054 Timberline Dr.  
Calera, AL 35040      Calera, AL 35040

Property Address 2054 Timberline Dr.      Date of Sale December 31, 2019  
Calera, AL 35040      Total Purchase Price \$229,000.00

or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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 - Bobbie Bragg Rumley and Charles B. Rumley, 2054 Timberline Dr., Calera,  
AL 35040.

Grantee's name and mailing address - Brittany Armstead, 2054 Timberline Dr., Calera, AL 35040.

Property address - 2054 Timberline Dr., Calera, AL 35040

Date of Sale - December 31, 2019.

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: December 31, 2019

Sign Brittany Armstead  
Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/02/2020 01:45:39 PM  
\$26.00 CHARITY  
20200102000002590

Allen S. Bayl