

**When Recorded Mail to:**  
FNC TITLE SERVICES, LLC  
1300 PICCARD DRIVE  
ROCKVILLE, MD 20850

20200109000012590  
01/09/2020 09:05:31 AM  
DEEDS 1/4

**Prepared By:**  
LYNN BYRD, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

**Send Tax Messages To:**  
RONALD S. STROUD AND BONITA R. STROUD  
1 PRESTWICK TRACE  
SHOAL CREEK, AL 35242

2019-11-6

## **WARRANTY DEED**

For good consideration, I (we) **RONALD S. STROUD AND HIS WIFE, BONNIE K. STROUD, ALSO KNOWN AS BONITA R. STROUD**, whose mailing address is 1 PRESTWICK TRACE, SHOAL CREEK, AL 35242, hereby bargain, deed and convey to **RONALD S. STROUD AND HIS WIFE, BONITA R. STROUD, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 1 PRESTWICK TRACE, SHOAL CREEK, AL 35242, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**APN:** 0307350000062000

**Property Address:** 1 PRESTWICK TRACE, SHOAL CREEK, AL 35242

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor 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 aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 19 day of December, 2019.

Ronald S. Stroud

**RONALD S. STROUD**

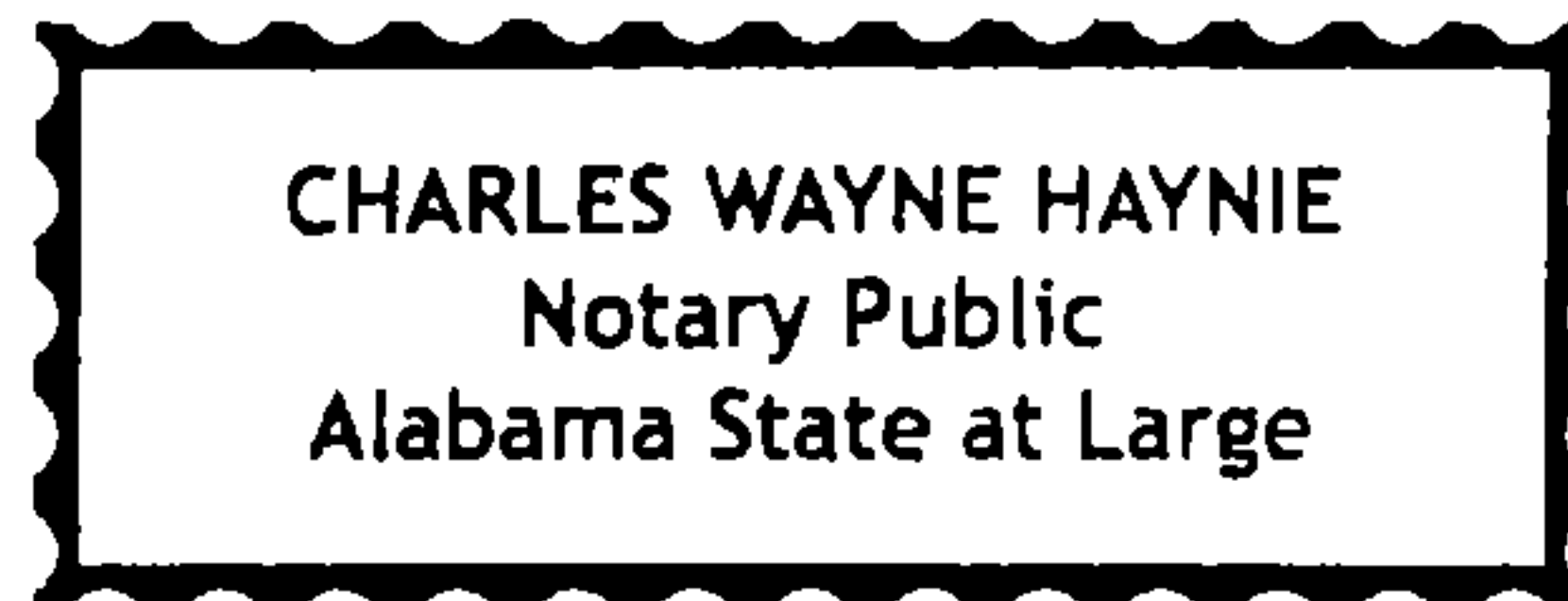
Bonnie K. Stroud  
A/K/A Bonita R. Stroud

**BONNIE K. STROUD**  
**A/K/A BONITA R. STROUD**

STATE OF ALABAMA  
COUNTY OF Shelby

} SS.

I, Charles Wayne Haynie, a Notary Public, hereby certify that **RONALD S. STROUD AND BONNIE K. STROUD, A/K/A BONITA R. STROUD**, 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 19th day of December, 2019.



Charles Wayne Haynie  
Notary Public

**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Lot 52, according to the map of Shoal Creek Subdivision, as recorded in Map Book 6 Page 150 in the Probate Office of Shelby County, Alabama, together with and also subject to (1) all rights, privileges, duties and obligations as set out in the Declaration of Covenants, Conditions and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by Grantor and the Articles of Incorporation and Bylaws of Shoal Creek Association, Inc., as recorded in Real Volume 19, Page 861, in the Probate Office of Shelby County, Alabama; (2) ad valorem taxes for the current year; (3) mineral and mining rights owned by persons other than the Grantor; and easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove.

Parcel ID: 03 7 35 0 000 062.000

Commonly known as 1 Prestwick Trace, Shoal Creek, AL 352425933  
However, by showing this address no additional coverage is provided

## Real Estate Sales Validation Form

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

Grantor's Name	<u>Ronald S. Stroud &amp; Bonnie K. Stroud</u>	Grantee's Name	<u>Ronald &amp; Bonita Stroud</u>
Mailing Address	<u>1 Prestwick Trace</u> <u>Shoal Creek, AL</u> <u>35242</u>	Mailing Address	<u>1 Prestwick Trace</u> <u>Shoal Creek, AL</u> <u>35242</u>
Property Address	<u>1 Prestwick Trace</u> <u>Shoal Creek, AL</u> <u>35242</u>	Date of Sale	<u>December 19, 2019</u>
		Total Purchase Price \$	<u>0</u>
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	<u>717,500.00</u>

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 Changing the way title is being held

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 12-23-2019

Print Victoria Robinson

Unattested

Sign Victoria Robinson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/09/2020 09:05:31 AM  
\$33.00 CHERRY  
20200109000012590

*Allen S. Bayl*

Form RT-1