

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: Michelle Lagle 4918 Windwood Circle Birmingham, AL 35242
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STATE OF ALABAMA

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GENERAL WARRANTY DEED

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Fifty Thousand and No/100 Dollars, (\$250,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Julia G. Jenkins and husband, Frederick W. Jenkins**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Michelle Lagle**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

A portion of Plot 2 according to Survey made of Lee Street Estates by Alton Young in March, 1963, as shown by map recorded in Map Book 4, Page 80, in the Probate Office of Shelby County, Alabama, which said portion is more particularly described as follows: From the Northeast corner of Section 22, Township 19 South, Range 2 West, run Westerly along the North boundary line of said Section 22 a distance of 943.09 feet, more or less, to a point in the center of county road, being the POINT OF BEGINNING of the lot herein described; thence turn an angle of 78 degrees 32 minutes to the right and run North 33.28 feet; thence turn an angle of 75 degrees, 11 minutes 20 seconds to the left and run 407.04 feet to the Northeast corner of Aubrey N. and Elizabeth L. Franklin lot; thence turn an angle of 103 degrees 57 minutes to the left and run along the East line of said Franklin lot South 148.65 feet; thence turn 76 degrees 15 minutes 53 seconds left and run Easterly 394.50 feet to a point in said county road; thence turn 97 degrees 24 minutes 03 seconds left and run 111.60 feet to the POINT OF BEGINNING. LESS AND EXCEPT any part of said land lying in the public road right of way.

Subject To:

- (1) Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.
- (2) Existing covenants and restrictions, easements, building lines and limitations of record.
- (3) Right of Way to Alabama Power Company as recorded n Volume 230, Page 105 and Volume 230, Page 106.
- (4) Cross Easement as Recorded in Inst. 2000-02407.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS' are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 8 day of January, 2020.

Lisa Walli
Witness

Julia G. Jenkins
Julia G. Jenkins

Elaine Danielson
Witness

Frederick W. Jenkins
Frederick W. Jenkins

STATE OF FLORIDA)
COUNTY OF Pinellas)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Julia G. Jenkins, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8 day of January, 2020.

Joseph Polkowski
NOTARY PUBLIC
My Commission Expires: 7/5/2021



Joseph Polkowski
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG121318
(must affix seal)
Expires 7/5/2021

STATE OF FLORIDA)
COUNTY OF Pinellas)

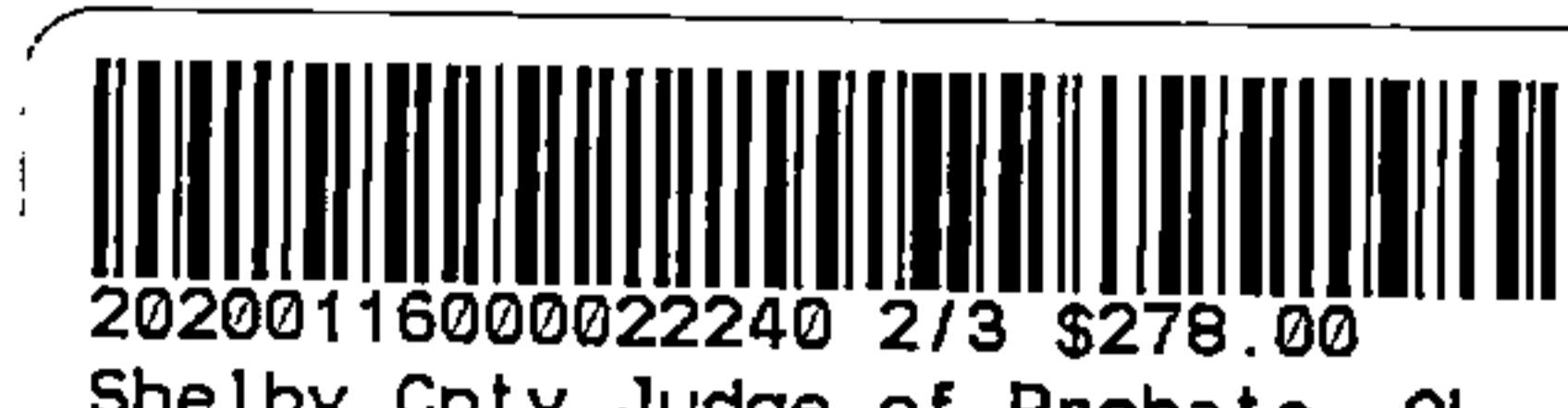
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Frederick W. Jenkins, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8 day of January, 2020.

Joseph Polkowski
NOTARY PUBLIC
My Commission Expires: 7/5/2021



Joseph Polkowski
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG121318
Expires 7/5/2021
(must affix seal)



Real Estate Sales Validation Form

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

Grantor's Name	Julia G. Jenkins and Frederick W. Jenkins	Grantee's Name	Michelle Lagle
Mailing Address	3525 98th Avenue N, Unit 4 Pinellas Park, FL 33782	Mailing Address	4918 Windwood Circle Birmingham, AL 35242
Property Address	5412 Caldwell Mill Road Birmingham, AL 35242	Date of Sale	January 10, 2020
		Total Purchase Price	\$ 250,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

Shelby County, AL 01/16/2020
State of Alabama
Deed Tax: \$250.00

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/ Assessor's Appraised Value
 Sales Contract Other – property tax redemption
 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 1/18/2020

Print Julia G. Jenkins and Frederick W. Jenkins

Unattested

(verified by)



2020011600022240 3/3 \$278.00
Shelby Cnty Judge of Probate, AL
01/16/2020 12:31:13 PM FILED/CERT

Sign Julia G. Jenkins
(Grantor/Grantee/Owner/Agent) circle one

Frederick W. Jenkins