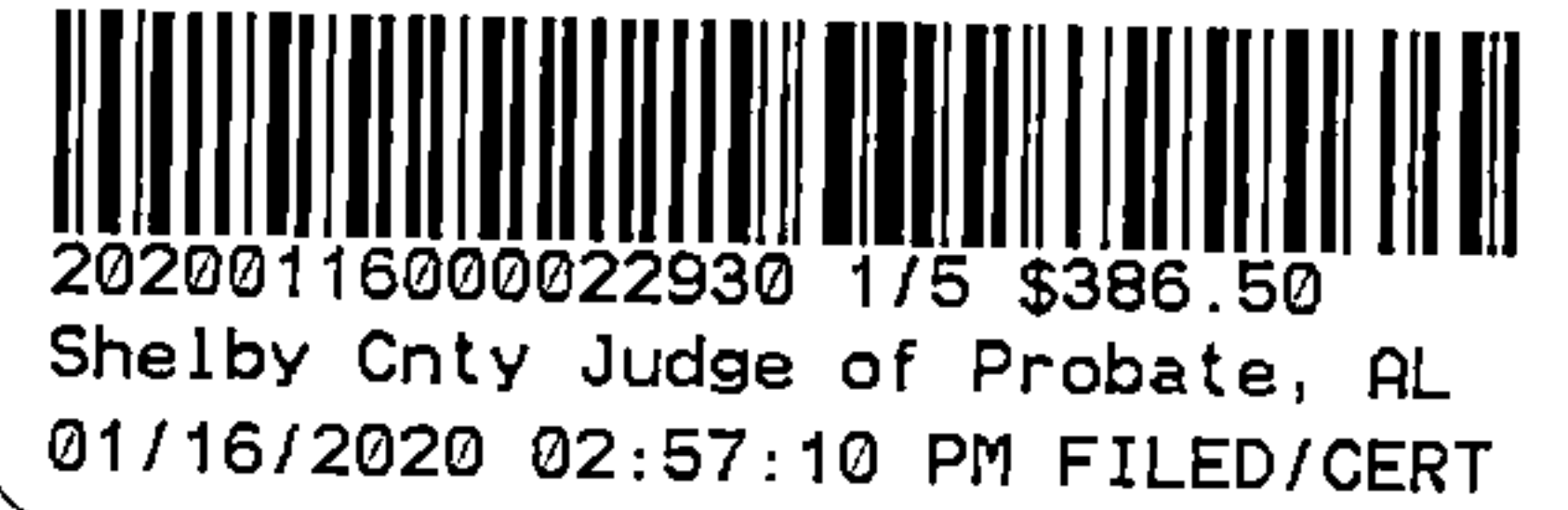


The address of the Grantee is:
1905 Saint Ives Drive,
Birmingham, Al 35242



WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TEN DOLLARS and other good and valuable consideration to the undersigned grantors, **Rhonda Ford Meadows, a widow woman, Danielle Meadows Baker, a married woman and Mandy Meadows Podgoreanu, a married woman**, in hand paid by **Rhonda Ford Meadows**, the receipt whereof is hereby acknowledged we do grant, bargain, sell and convey unto the said **Rhonda Ford Meadows**, the following described real estate, to-wit:

Lot 2A, according to Resurvey of Lots 2 and 5 St. Ives at Greystone, as recorded in Map Book 17, Page 33, in the Probate Office of Shelby County, Alabama.

Recital: The above property is not the homestead of the married grantors or their spouses.

Recital: Danny O. Meadows died on or about May 19, 2019.

Recital: Rhonda Ford Meadows is the Widow of Danny O. Meadows. Danielle Meadows Baker and Mandy Meadows Podgoreanu are the daughters of Danny O. Meadows. These are the only three heirs of Danny O. Meadows.

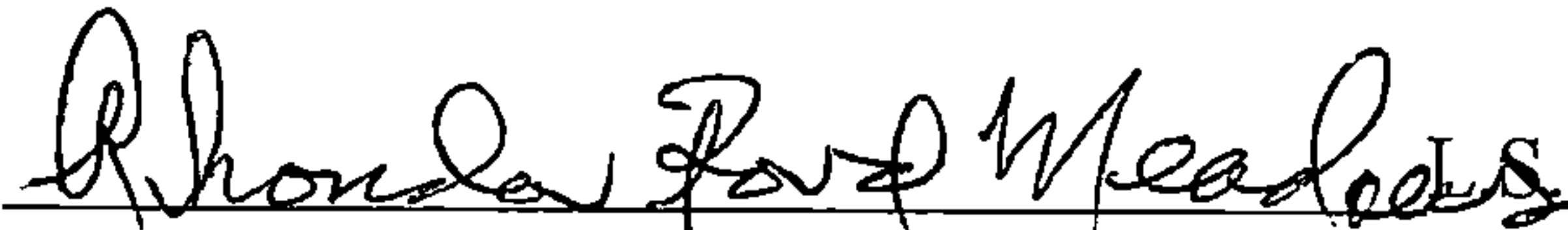
Recital: It is the intent of the Grantors to convey the above described property to Rhonda Ford Meadows.

Recital: Neither title nor description have be verified by the preparer.

situated, lying and being in the County of Shelby, State of Alabama.

TO HAVE AND TO HOLD TO THE SAID **Rhonda Ford Meadows**, her successors, heirs and assigns forever, And we do, for ourselves and our heirs, executors and administrators, covenant with the said, **Rhonda Ford Meadows**, her successors, heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, and that we do have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators, shall warrant and defend the same to said **Rhonda Ford Meadows**, her successors, heirs and assigns forever against the lawful claims of all persons.

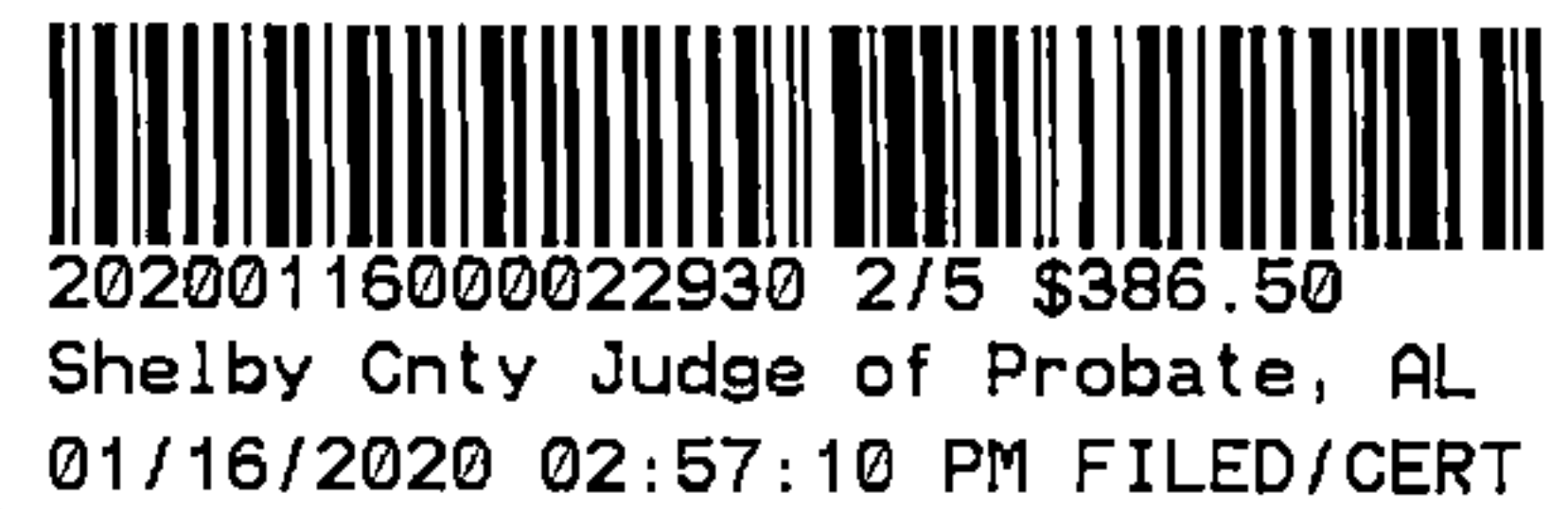
Given under our hands and seals this 20th day of August, 2019.


Rhonda Ford Meadows


Danielle Meadows Baker L.S.


Mandy Meadows Podgoreanu L.S.

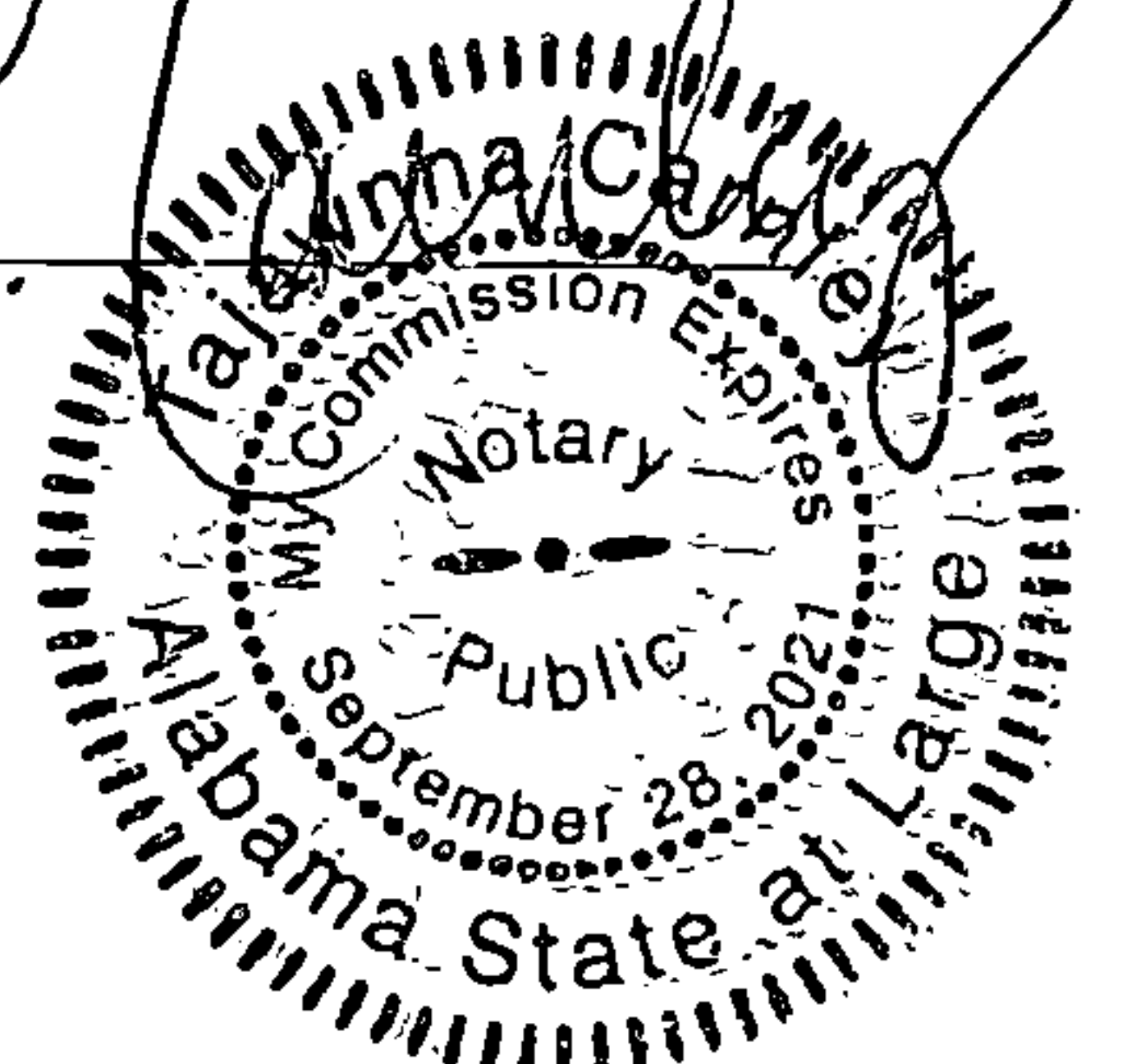
STATE OF ALABAMA)
COVINGTON COUNTY)



I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Rhonda Ford Meadows, a widow**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that being informed of the contents of this conveyance she executed the same voluntarily on the day the same bears date.

Witness my hand and seal this 20th day of August, 2019.

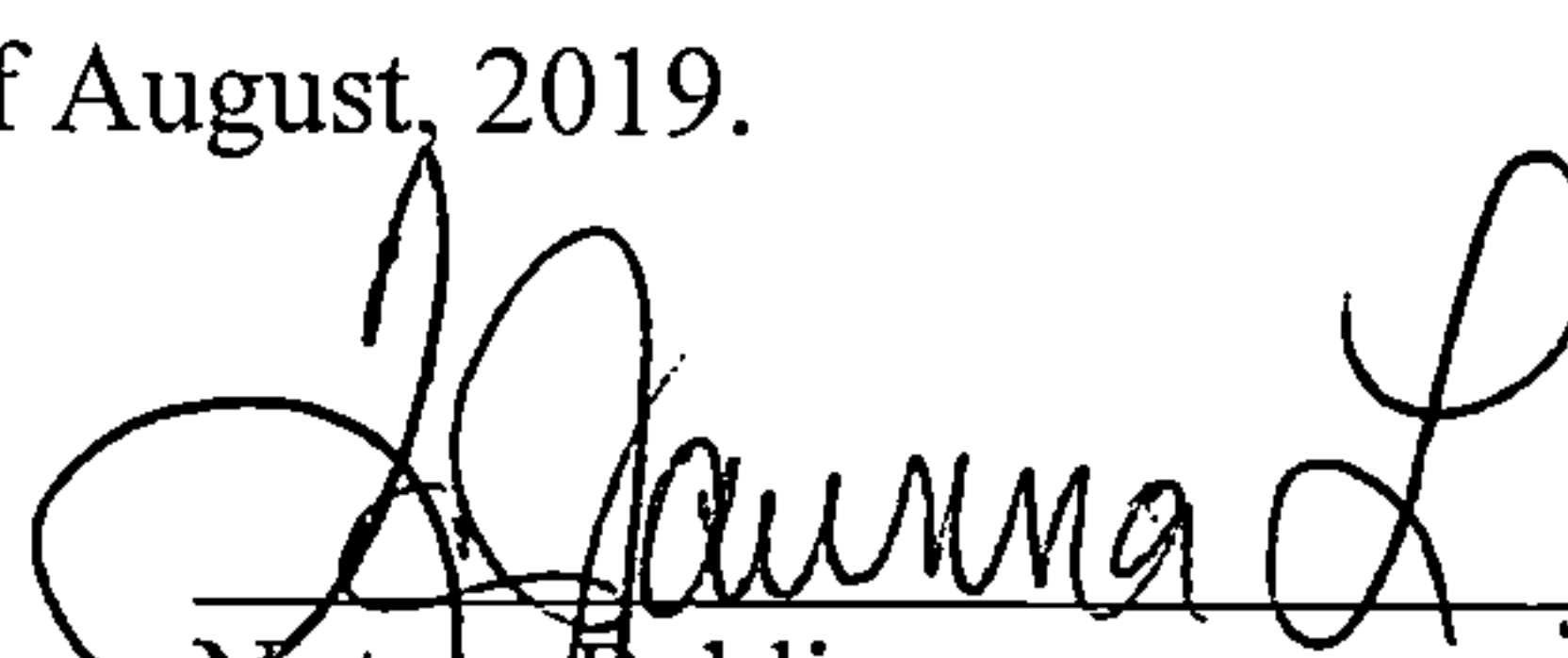

Notary Public
My Commission Expires:

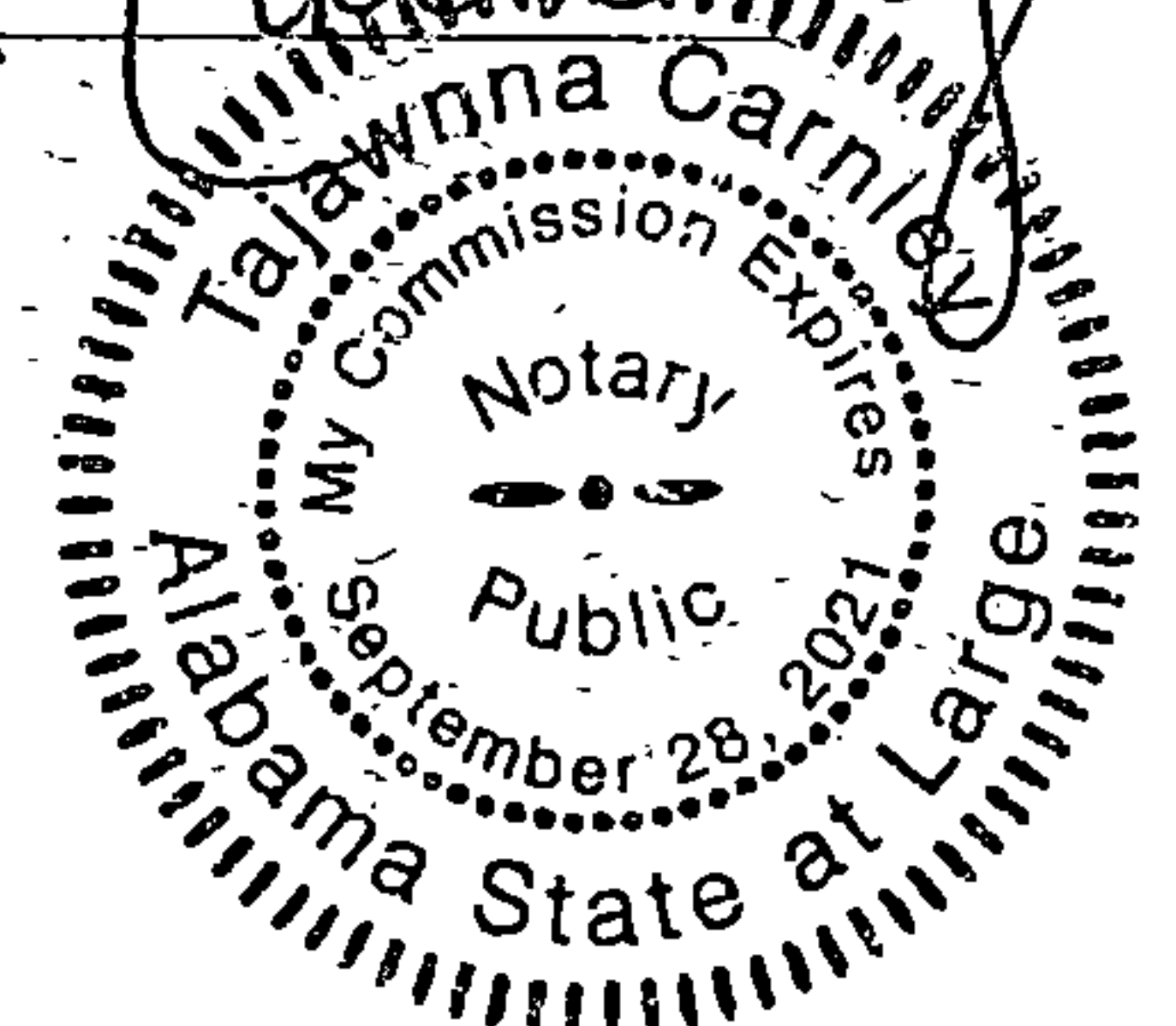


STATE OF ALABAMA)
COVINGTON COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Danielle Meadows Baker, a married woman**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that being informed of the contents of this conveyance she executed the same voluntarily on the day the same bears date.

Witness my hand and seal this 20th day of August, 2019.

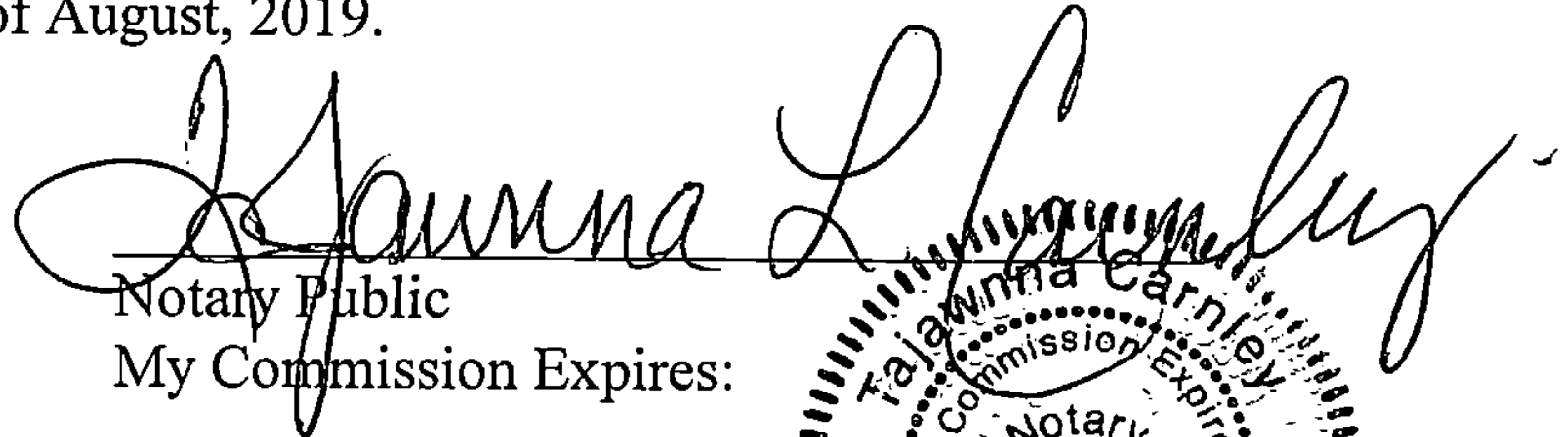

Notary Public
My Commission Expires:

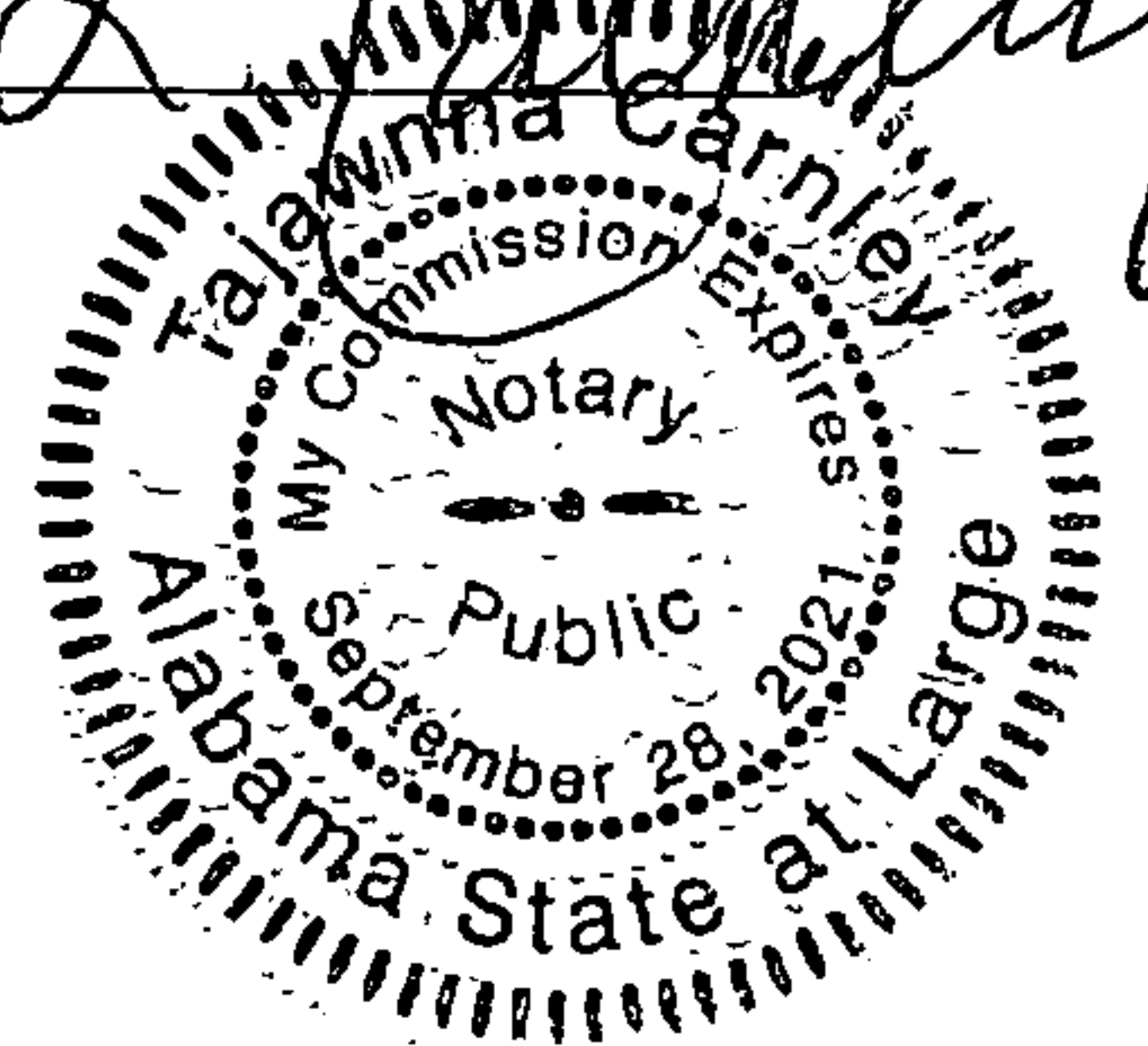


STATE OF ALABAMA)
COVINGTON COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Mandy Meadows Podgoreanu**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that being informed of the contents of this conveyance she executed the same voluntarily on the day the same bears date.

Witness my hand and seal this 20th day of August, 2019.


Notary Public
My Commission Expires:



Prepared by: LAIRD, BAKER AND BLACKSTOCK, LLC
501 North Main Street
Opp, Alabama 36467



20200116000022930 3/5 \$386.50
Shelby Cnty Judge of Probate, AL
01/16/2020 02:57:10 PM FILED/CERT

State .
File
Number

101 2019-19895

CAUSE OF DEATH



ADPH HS E2/REV 01-16

Nicole H. Rushing
Nicole Henderson Rushing
State Registrar of Vital Statistics

May 30, 2019

Real Estate Sales Validation Form

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

Grantor's Name Danielle Baker and Mandy Podgoreanue Grantee's Name Rhonda Ford Meadows
Mailing Address 106 Woodfern Drive Mailing Address 1905 St. Ives Drive
Opp, Alabama 36467 Birmingham, Alabama 35242

Property Address 1905 St. Ives Drive Date of Sale August 20, 2019
Birmingham, Alabama 35242 Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 351,200.00

Shelby County, AL 01/16/2020
State of Alabama
Deed Tax: \$351.50

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 Tax Assessor
☐ 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 August 20, 2019

Print Danielle S. Baker

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200116000022930 5/5 \$386.50
Shelby Cnty Judge of Probate, AL
01/16/2020 02:57:10 PM FILED/CERT