

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 consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, **CARY M. BILLINGS and wife, LOUISE C. BILLINGS**, the undersigned Grantors, do grant, bargain, sell and convey our interest, to **CARY M. BILLINGS and wife, LOUISE C. BILLINGS, Trustee of the Billings Revocable Trust dated May 23, 2011, and any amendments thereto**, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

Lot 27, according to the Survey of Heatherwood Forest, Sector Two, as recorded in Map Book 17, Page 129, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Existing easements, restrictions, set-back lines, right of way, limitations of record. Mineral and mining rights excepted, not owned by Grantor.
2. Restrictions appearing of record in Instrument #1193-35854, Instrument #1998-45041 and as shown on recorded map.
3. Terms, agreements and right of way to Alabama Power Company as recorded in Instrument #1994-1184.
4. Riparian and other rights created by the fact that the subject property fronts on Acton Creek.
5. Rights of upper and lower riparian owners in and to the natural flow and use of water in creeks, streams or navigable waters.

Source of Title: Instrument #20110128000029660

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we 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 the said Grantees, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16th day of January 2020.

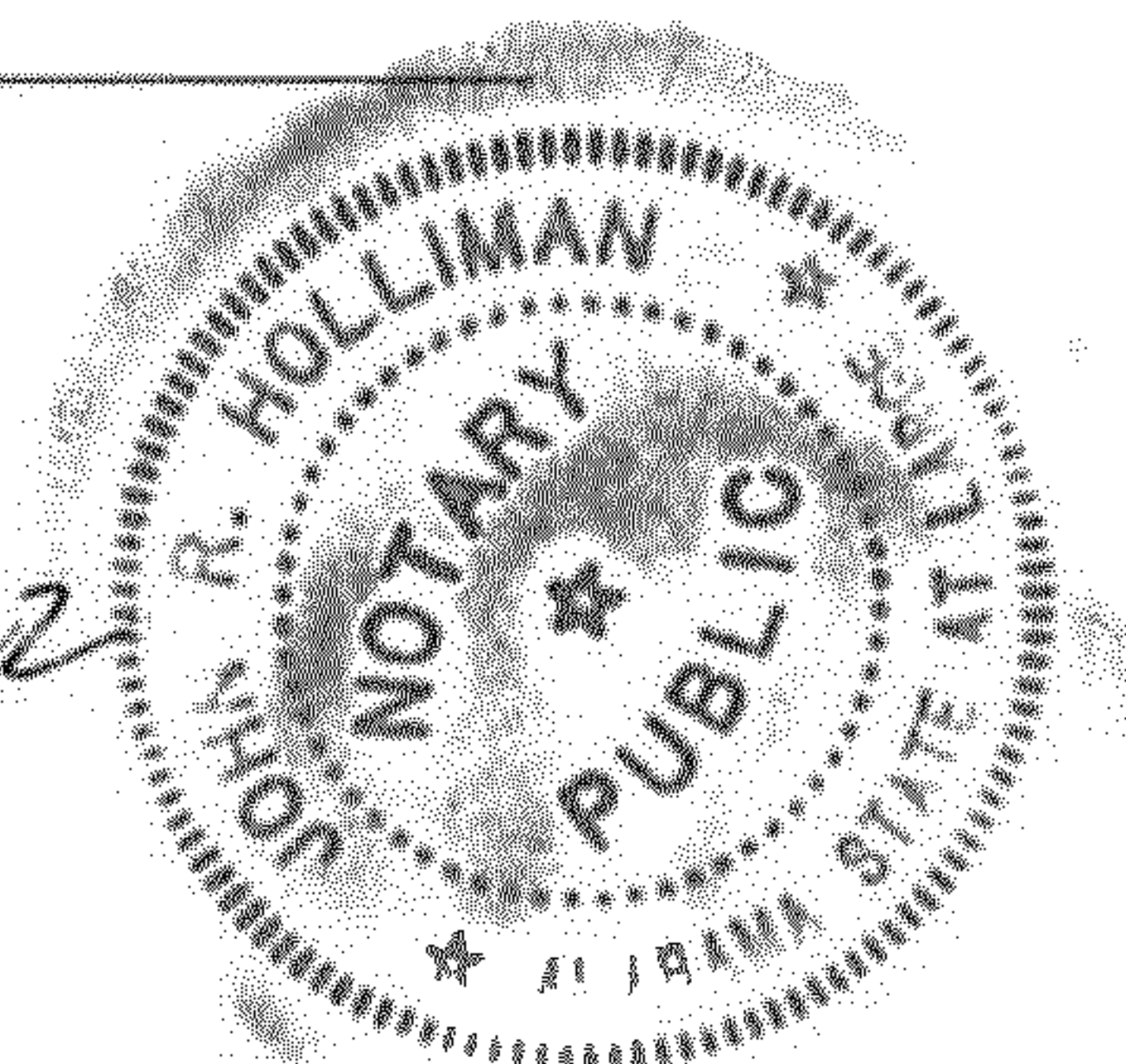
Cary M. Billings (SEAL)
CARY M. BILLINGS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **CARY M. BILLINGS**, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of January 2020.

John R. Holliman
Notary Public
my comm
Xp. 12/1/20
08-28-2022



Louise C. Billings
LOUISE C. BILLINGS

STATE OF ALABAMA

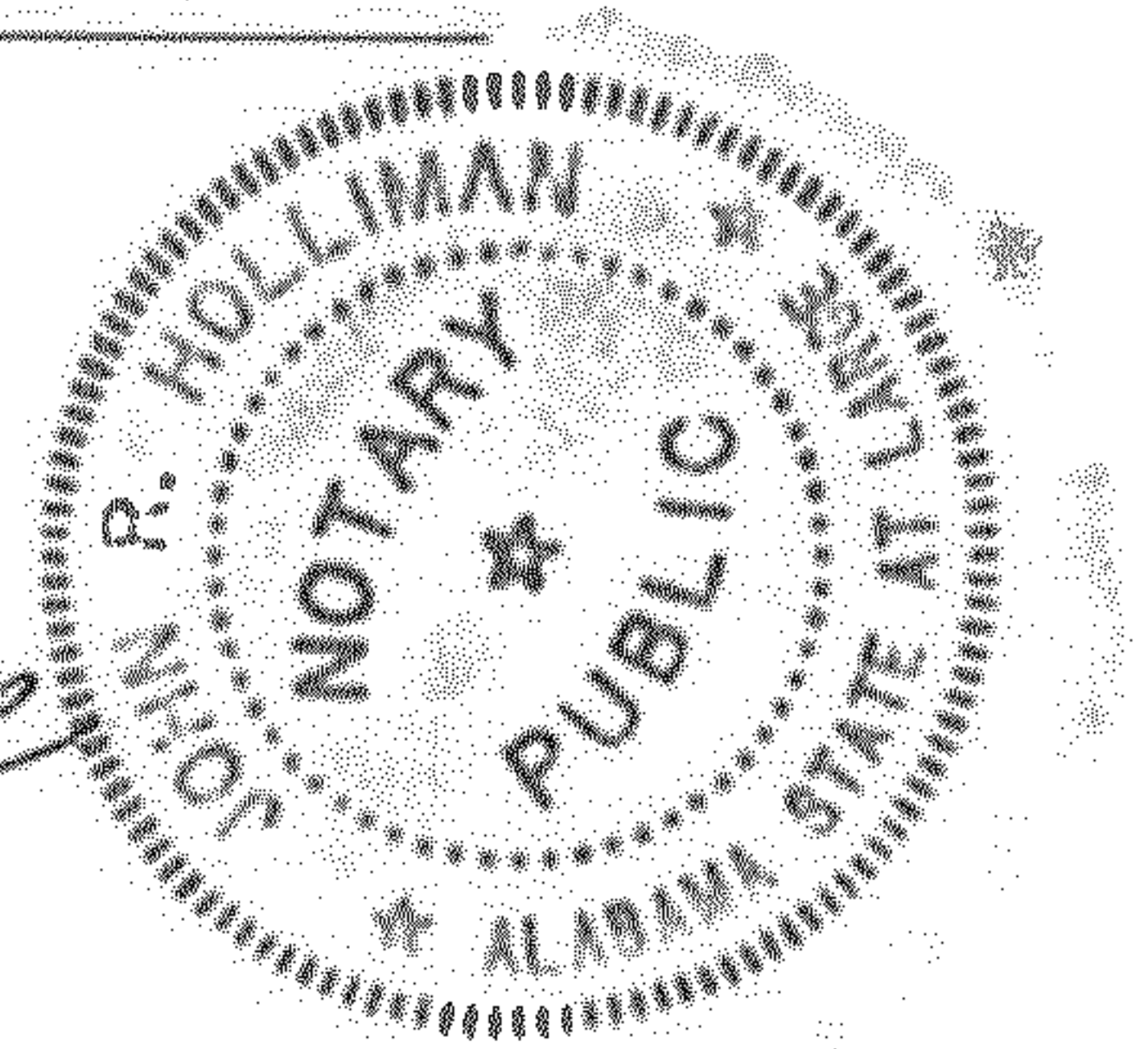
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **LOUISE C. BILLINGS**, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of January 2020.

Melanie B. Holliman
Notary Public

my com
X files:
08-28-2022



This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (205) 663-9464

Real Estate Sales Validation Form

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

Grantor's Name Cary M. & Louise C. Billings
Mailing Address 500 BAYHILL RIDGE CIRCLE
HOOVER AL 35244

Grantee's Name Cary M. & Louise C. Billings
Mailing Address Trustees of the Billings Revoacoble Trust
500 BAYHILL RIDGE CIRCLE
HOOVER AL 35244

Property Address PARCEL #: 10 5 16 0 001 001.105
LOCATION:
500 BAYHILL RIDGE CIRCLE
BIRMINGHAM AL 35244

Date of Sale 1/16/20
Total Purchase Price \$
or
Actual Value \$

20200122000029330 01/22/2020 03:44:52 PM DEEDS 4/4 or
Assessor's Market Value \$468,200

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 Assesor's Value
☐ 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 1/22/20

Print Melanie B. Holliman

☐ Unattested

Sign Melanie B. Holliman

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/22/2020 03:44:52 PM
\$499.50 CHERRY
20200122000029330

Ann S. Bayl

eForms



Form RT-1