

This instrument was prepared by  
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GILBERT M. SULLIVAN, JR. PC  
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Birmingham, AL 35216  
(205) 979-6260

SEND TAX NOTICE  
**Randall Festavan & Deidre Festavan, Trustees**  
**Festavan Family Living Trust Dated 1/23/2020**  
**1080 Timberline Ridge**  
**Calera, AL 35040**

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

\* 380.100

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN AND NO/100 (\$10.00 Dollars)** and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, We, **RANDALL FESTAVAN and wife, DEIDRE FESTAVAN** (herein referred to as "Grantors"), grants, bargains, sells and conveys, unto **RANDALL FESTAVAN and DEIDRE FESTAVAN, TRUSTEES of the FESTAVAN FAMILY LIVING TRUST Dated January 23, 2020**, (herein referred to as "Grantee") all of their rights, title and interest to the following described real estate, situated in SHELBY County,

**Lot 13, according to the Map and Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B & C, in the office of the Judge of Probate of Shelby County, Alabama.**

1. Ad valorem Taxes for 2020 and subsequent years, not yet due and payable.
2. Any and all easements, restrictions, rights-of-way or other interests of record.

**Parcel number: 35-1-01-1-002-007.000**

**The property is the homestead of the Grantors.**

**THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.**

TO HAVE AND TO HOLD to the said Grantee.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 28<sup>th</sup> day of January, 2020.


(SEAL)

  
\_\_\_\_\_  
**RANDALL FESTAVAN**

(SEAL)

  
\_\_\_\_\_  
**DEIDRE FESTAVAN**

Shelby County, AL 02/05/2020  
State of Alabama  
Deed Tax: \$380.50

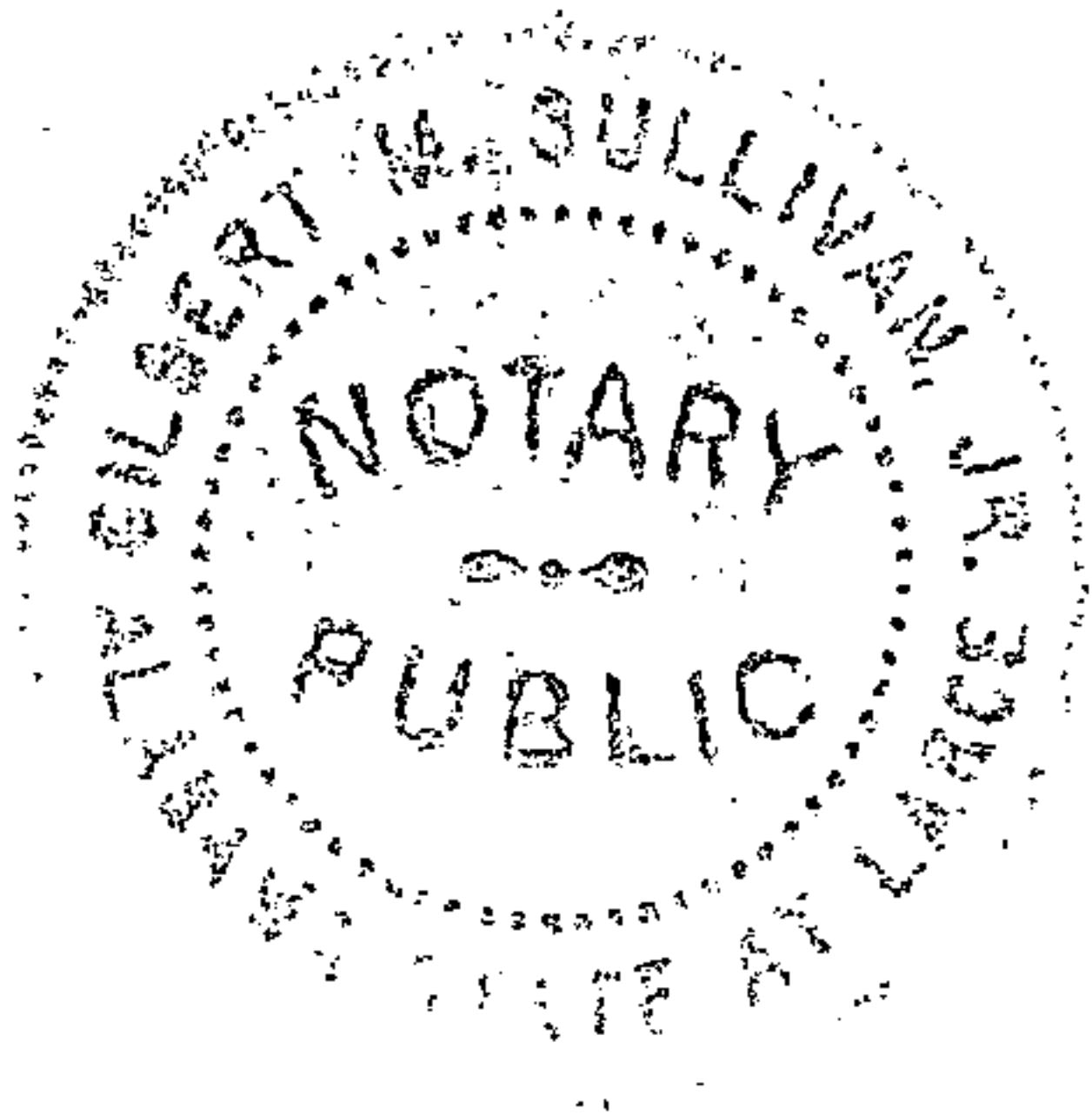
  
20200205000047610 1/3 \$409.50  
Shelby Cnty Judge of Probate, AL  
02/05/2020 09:27:53 AM FILED/CERT

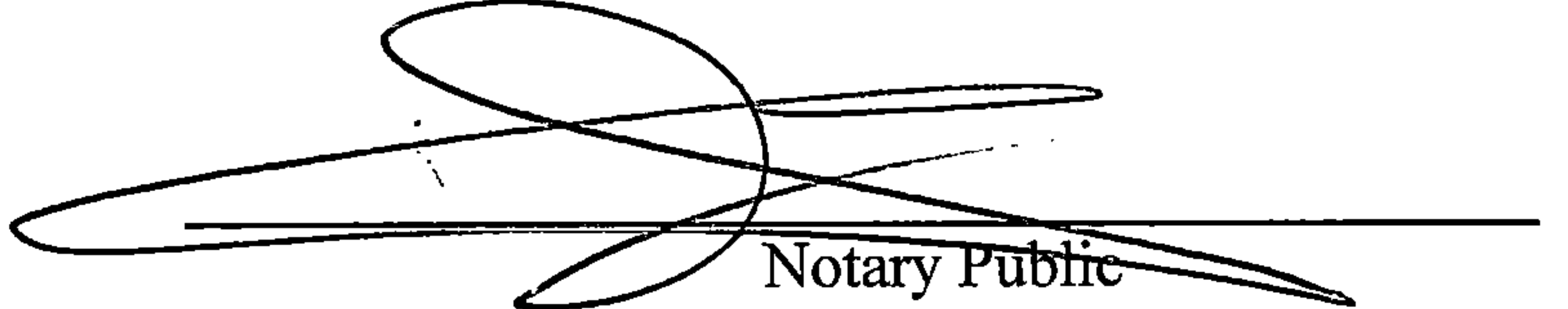
STATE OF ALABAMA  
SHELBY COUNTY

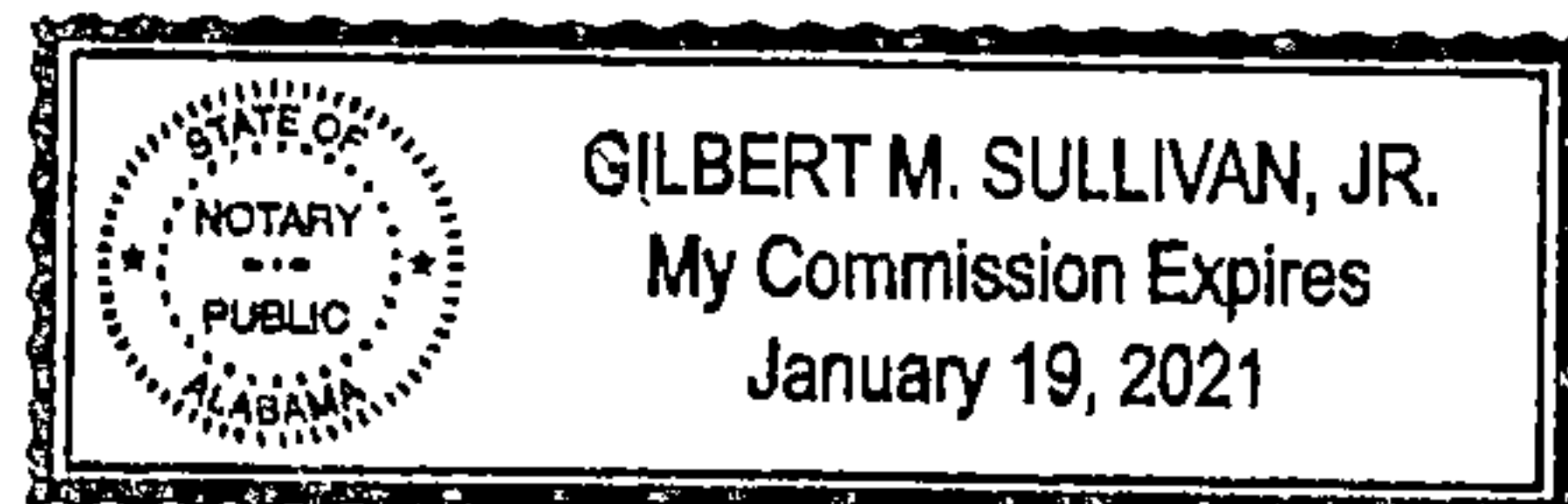
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **RANDALL FESTAVAN and wife, DEIDRE FESTAVAN**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 our hands and official seals this 28<sup>th</sup> day of JANUARY, 2020.



  
Notary Public



20200205000047610 2/3 \$409.50  
Shelby Cnty Judge of Probate, AL  
02/05/2020 09:27:53 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name RANDALL & DEIDRE Grantee's Name RANDALL & DEIDRE  
Mailing Address FESTAVAN Mailing Address FESTAVAN, TRUSTEES  
1080 TIMBERLINE RIDGE FESTAVAN FAMILY LIVING TRUST  
CALEERA, AL 35040 1080 TIMBERLINE RIDGE  
Property Address 1080 TIMBERLINE RIDGE Date of Sale 1/28/20  
CALEERA, AL 35040 Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 380,100

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'S VALUATION  
☐ 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.

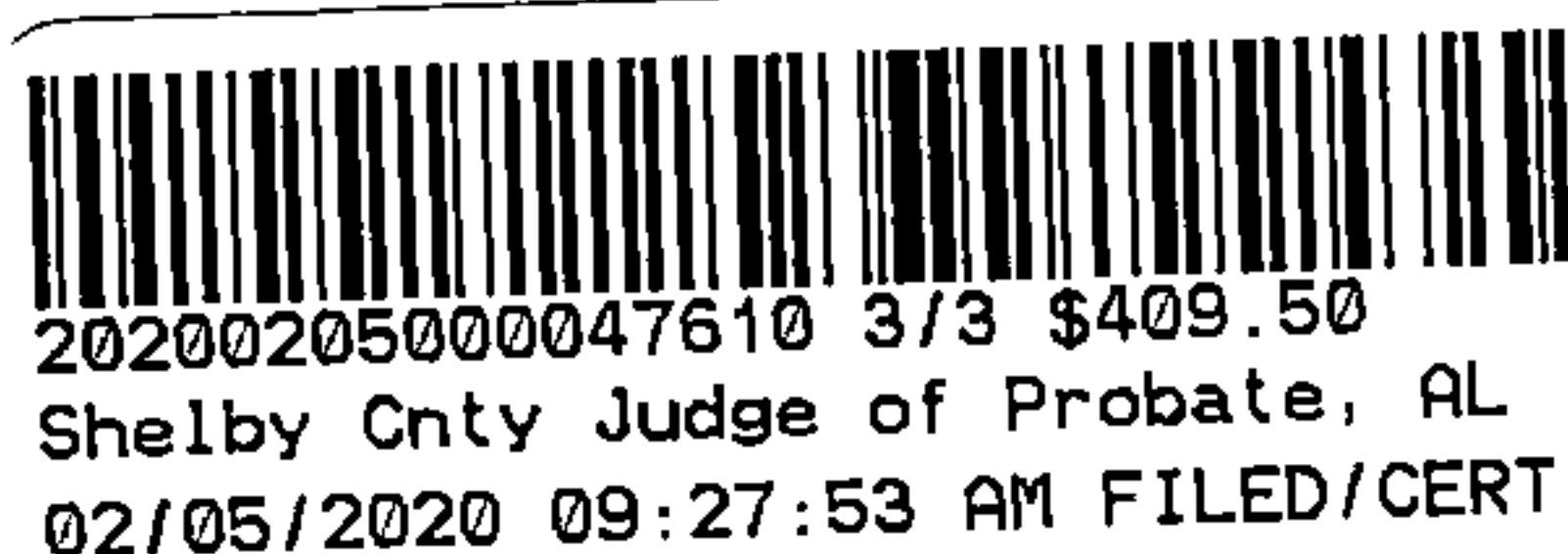
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 1/28/20 Print RANDALL FESTAVAN  
Unattested Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1