

This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
Melanie B. Holliman
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Pelham, AL 35124
Phone: (205) 663-0281
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03/02/2020 03:12:57 PM
DEEDS 1/3

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, **STEPHEN SENICK and wife, SHELLEY L. SENICK**, the undersigned Grantors, do grant, bargain, sell and convey our interest, to **STEPHEN SENICK and SHELLEY L. SENICK, Trustees of the Senick Living Trust dated February 27, 2020**, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

Lot 1607, according to the Survey of Eagle Point – 16th Sector, as recorded in Map Book 27, Page 92, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restriction and covenants, set-back lines and rights of way, if any, of record.

Source of Title: Instrument # 2002-18938

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 27th day of February, 2020.



STEPHEN SENICK (SEAL)

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 **STEPHEN SENICK**, 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 27th day of February, 2020.


Notary Public *My com expires 08-28-2022*



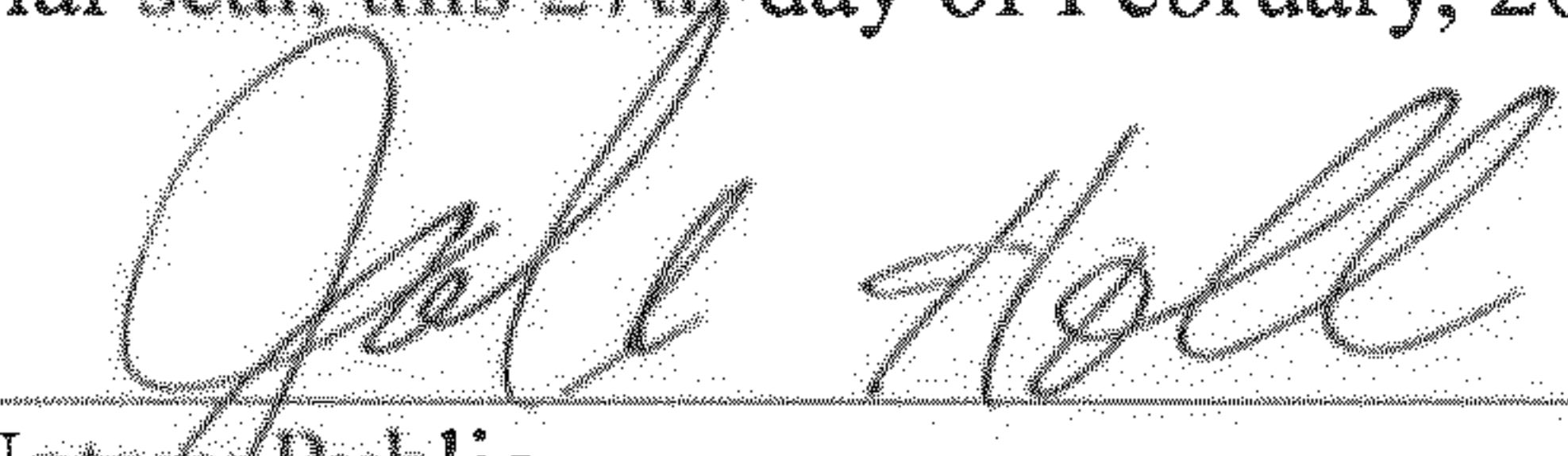

SHELLEY L. SENICK

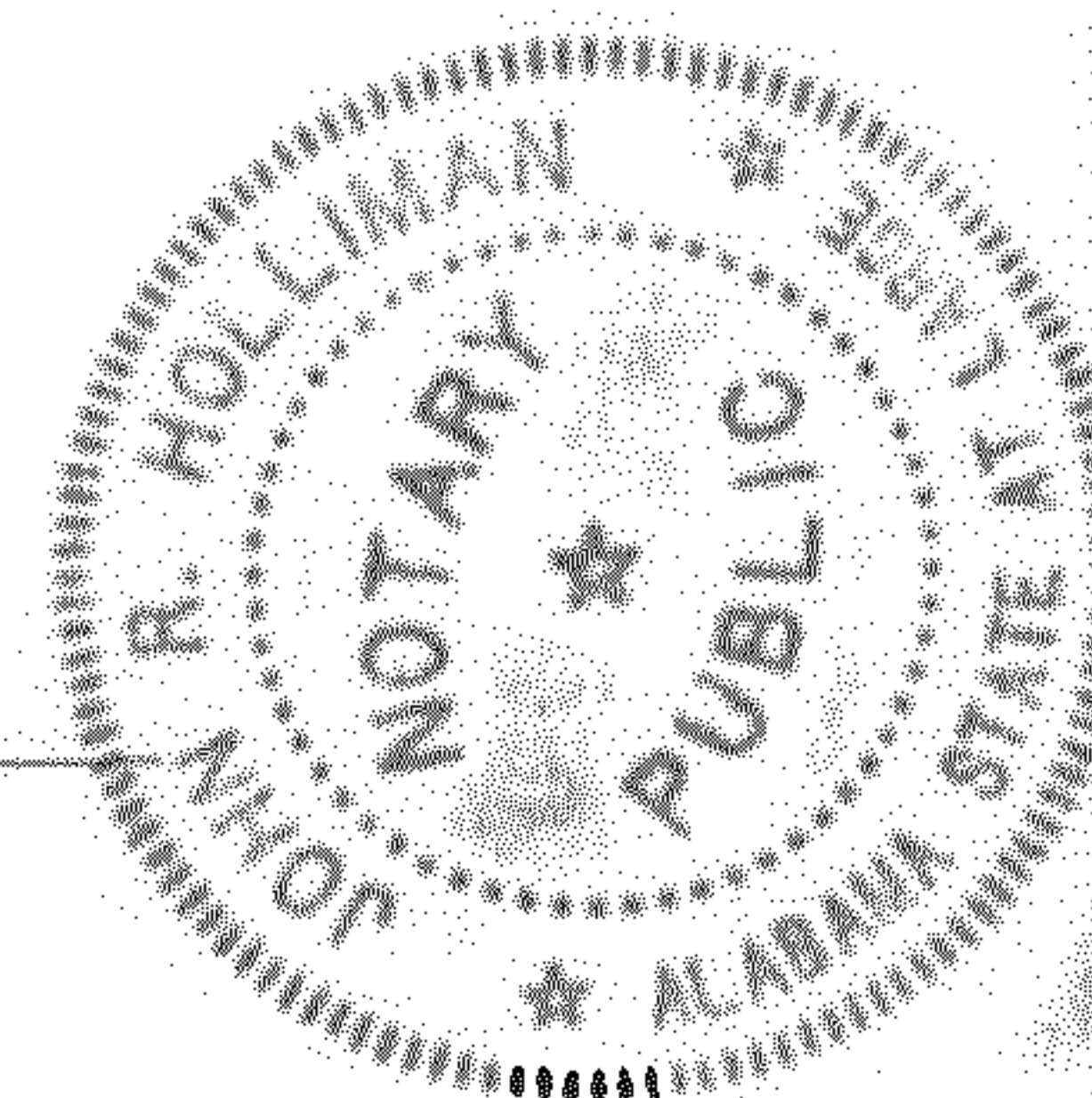
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **SHELLEY L. SENICK**, 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 27th day of February, 2020.


Notary Public *My com expires 08-28-2022*



Real Estate Sales Validation Form

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

Grantor's Name Stephen Senick
 Mailing Address 9401 Eagle Valley Lane
Birmingham, AL 35242

Grantee's Name Stephen Senick & Shelley L. Senick
 Mailing Address Trustees, Senick Living Trust
9401 Eagle Valley Lane
Birmingham, AL 35242

Property Address 9401 Eagle Valley Lane
09 3 07 0 002 002.169

Date of Sale 02/27/2020
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 414,900

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

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 2/27/2020

Print

Sign

Unattested

(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
 03/02/2020 03:12:57 PM
 \$444.00 CHARITY
 20200302000082560

Allen S. Bayl

Form RT-1