

This document prepared by:
Amy R. Milling, Attorney
304 Canyon Park Drive
Pelham, AL 35124

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of Title:
20151230000443540, Shelby County
Probate Judge, Shelby County, Alabama
12/30/2015

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20200330000124700 1/4 \$203.50
Shelby Cnty Judge of Probate, AL
03/30/2020 02:47:05 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred (\$100.00) Dollars, cash paid in hand and, other good and valuable consideration, paid by the grantees herein, the receipt and sufficiency of which is hereby acknowledged, we, Todd B. Waldrip, a married man, and Tracey M. Waldrip, also known as Tracy M. Waldrip, a married woman, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, and convey, unto the Waldrip Family Revocable Living Trust, hereinafter referred to, as Grantee, the following described property situated in Shelby County, Alabama, to-wit:

LOT 25, Southfield Gardens, according to the plat thereof, recorded in Map Book 38, Page 100, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2020 and subsequent years.
2. All matters as set forth on the plat recorded in plat book 38, page 100 of the probate records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced

Shelby County, AL 03/30/2020
State of Alabama
Deed Tax: \$172.50

from the land, together with all rights, privileges and immunities relating thereto, whether or not appearing of public record.

4. Articles of incorporation of Southfield Gardens Homeowners' Association, Inc. Recorded in official records Document 20060518000235450 and document No. 20070416000175250.

5. Transmission line permit granted to Alabama Power Company recorded in official records Book 126, Page 173.

6. Resolutions recorded in official records document No. 2009100600378080, Document No. 20121213000476580 and Document No. 20131205000471840.

7. Covenants, Conditions, and Restrictions as set forth in Deed Recorded in Document No. 20071128000540340.

TO HAVE AND TO HOLD said premises unto the said Grantee and its heirs and assigns, together with every contingent remainder and right of reversion.

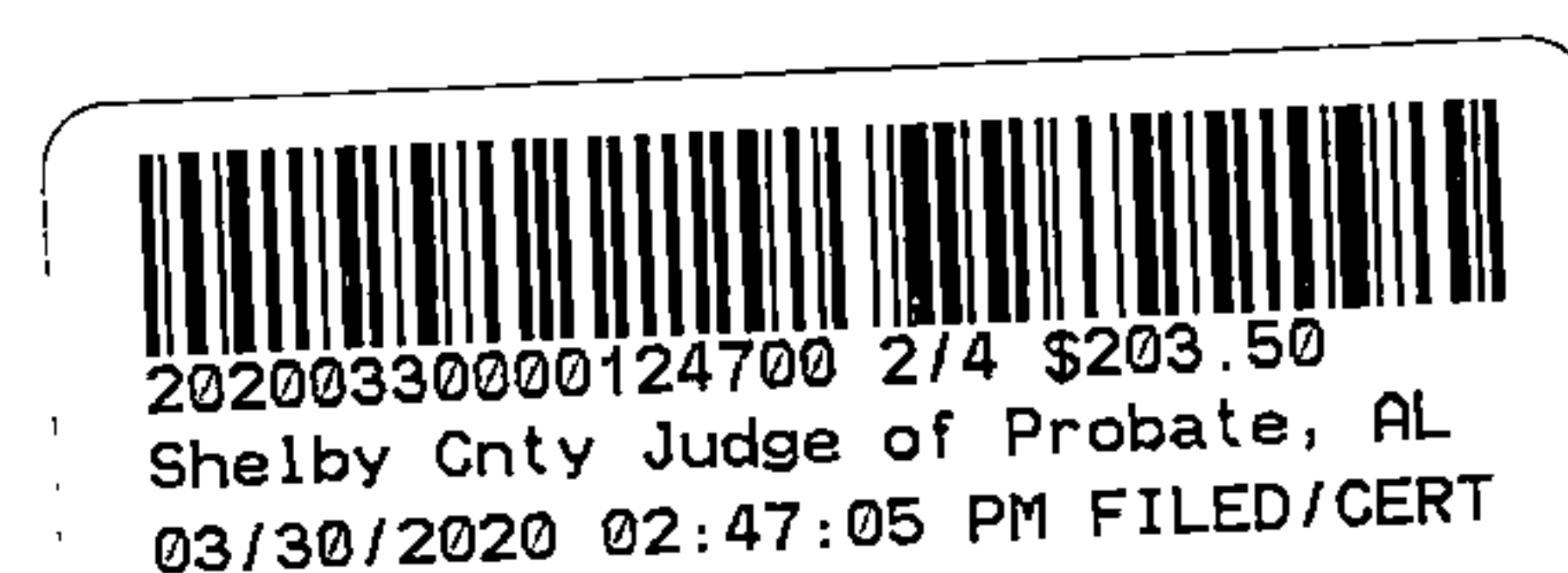
And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we hereunto set our hands and seal on this the 4th day of

March 2020.



Todd B. Waldrip (L.S.)



Tracy M. Waldrip (L.S.)
Tracy M. Waldrip

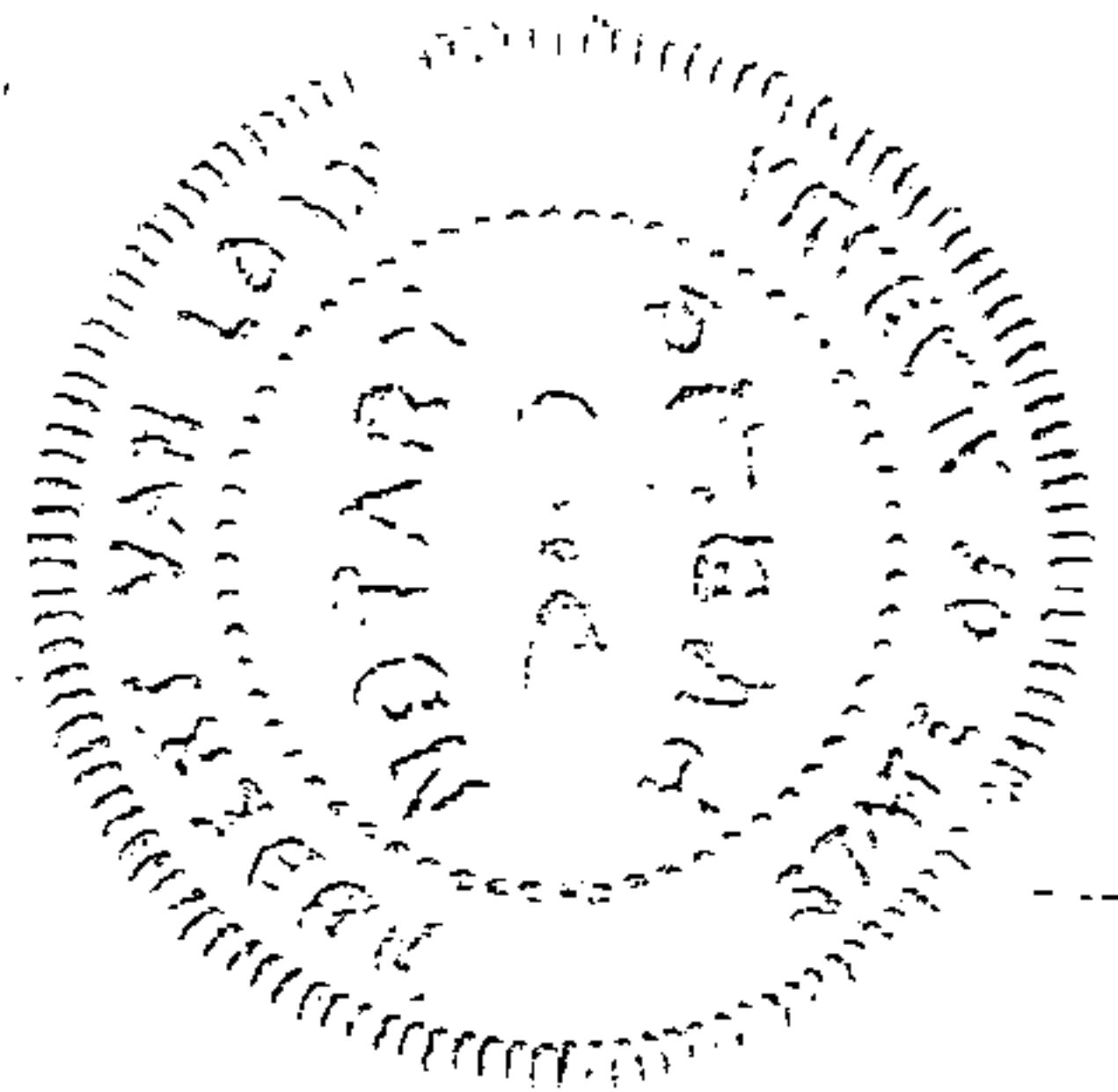
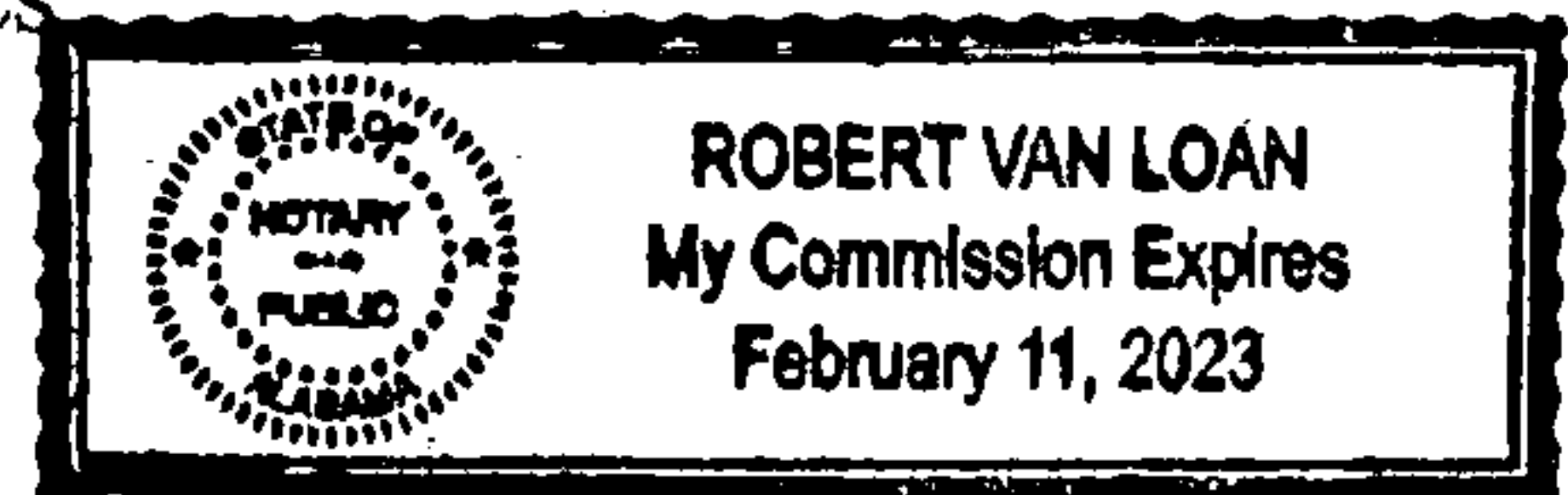
STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Todd B. Waldrip, a married man, and Tracy M. Waldrip, a married woman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged 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 my hand and official seal this the 4th day of March, 2020.

Robert Van Loan
Notary Public
My commission expires:

Send Tax Notice to:
Waldrip Family Revocable Living Trust
Attn: Todd Waldrip, Trustee
226 Lake Forest Way
Maylene, AL 35114



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Real Estate Sales Validation Form

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

Grantor's Name Todd B. Waldrip and Tracy M. Waldrip
Mailing Address 226 Lake Forest Way
Maylene, AL 35114

Grantee's Name Waldrip Family Revocable Living Trust
Mailing Address 226 Lake Forest Way
Maylene, AL 35114

Property Address 356 Vincent Street
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 172,100

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 Shelby County 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 3/4/2020

Print Todd B. Waldrip

☐ Unattested

Sign Todd B. Waldrip

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForm:

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