


Parcel I.D. #: 137263002015073

Send Tax Notice To: Marceline R. Ballard &
John Hayden Ballard
1164 Whippoorwill Drive
Alabaster, AL 35007

WARRANTY DEED

- Joint Tenancy With Right of Survivorship -


20200513000188270 1/4 \$201.00
Shelby Cnty Judge of Probate, AL
05/13/2020 09:13:25 AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of One Hundred Seventy Thousand Dollars and 00/100 (\$ 170,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Douglas H. Ballard, III, in his capacity as Trustee of that certain trust created on or about 16 October, 2008, and known as the Betty R. Ballard Living Trust,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Marceline Ruth Ballard and John Hayden Ballard,** hereinafter known as the GRANTEE;

*Meadowlark Subdivision Lot 18 Block 5 Section 26 Township 20 South Range 3 West
recorded in Map Book 7 Page 98 - Lot Dimensions 100.00 x 150.00.*

The legal description was provided by the GRANTOR and was taken from that certain instrument recorded as Instrument # 20081104000427430, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

Shelby County, AL 05/13/2020
State of Alabama
Deed Tax: \$170.00

The above described property does not constitute the homestead of the Grantor herein.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the
11 Day of May, 2020.

Douglas H. Ballard III
Douglas H. Ballard, III
In his capacity as Trustee of the Betty R. Ballard Living Trust dated 10/16/2008
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Douglas H. Ballard, III, in his capacity as Trustee of the Betty R. Ballard Living Trust dated 10/16/2008*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the

same bears date.

Given under my hand and official seal of office on this the 11 Day of May, 2020.



NOTARY PUBLIC

My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.


20200513000188270 3/4 \$201.00
Shelby Cnty Judge of Probate, AL
05/13/2020 09:13:25 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 Douglas H. Ballard III, Trustee
Mailing Address 5685 HWY 22
MONTEVALLO, AL 35115

Grantee's Name Margaret Ballard
Mailing Address 2000 Highway 211 Dr.
ALABAMA, AL 35007

Property Address 1164 Whippoorwill Dr.
ALABAMA, AL 35007

Date of Sale 5/11/2020
Total Purchase Price \$ 12,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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 TAX RECORDS

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 5-11-20

Print DOUGLAS H. BALLARD III, Trustee

Sign Douglas H. Ballard III, Trustee

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20200513000188270 4/4 \$201.00
Shelby Cnty Judge of Probate, AL
05/13/2020 09:13:25 AM FILED/CERT

Form RT-1