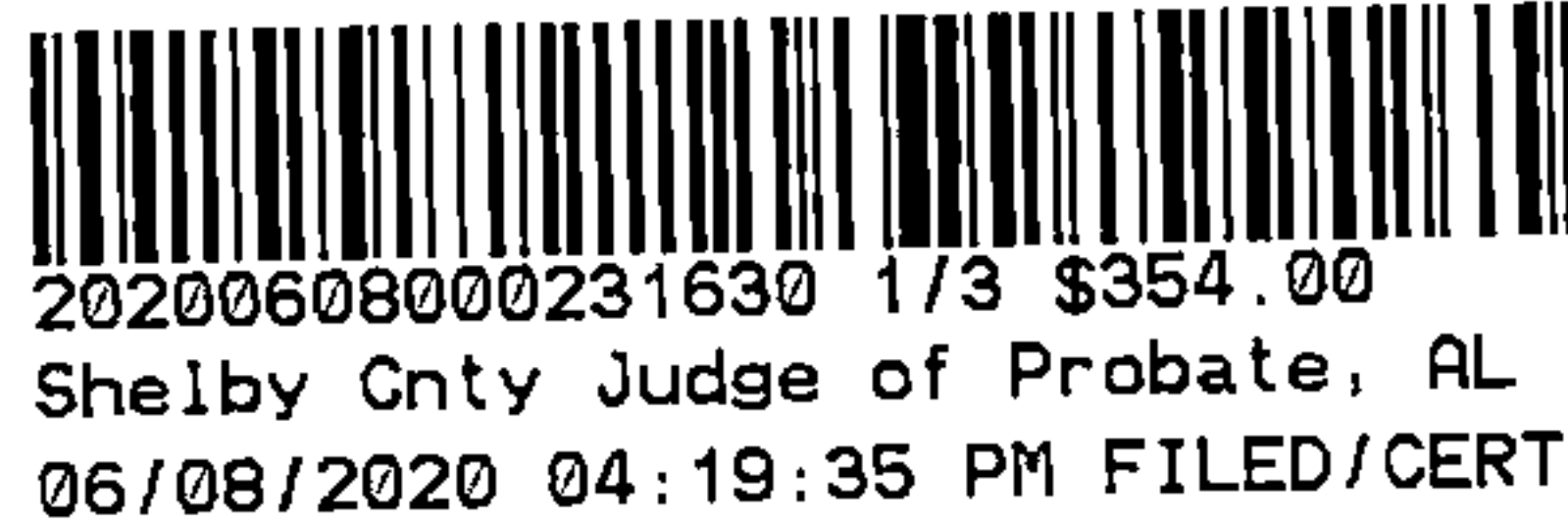


This Instrument Prepare By and
Send Tax Notice To:
Frances J. Walker
2172 Pelham Parkway, Ste 103A
Pelham, AL 35124

Shelby County, AL 06/08/2020
State of Alabama
Deed Tax: \$326.00

STATE OF ALABAMA)
COUNTY SHELBY)



Statutory Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten & N0/100 Dollars (\$10.00) and other just and valuable consideration, in hand paid to the undersigned, **Frances J. Walker** (hereinafter referred to as "Grantor") by **Frances Jackson Walker Living Trust** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell and convey that certain real property situated in Shelby County, Alabama, as more particularly described on **Exhibit A** attached hereto and incorporated herein (the "Property"). Subject to all agreements of probate record, right of ways, building setback, mineral and mining rights not owned by Grantor;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property, together with any reversionary interests therein.

TO HAVE AND TO HOLD, to Grantee, its successors and assigns forever.

The Grantor does for itself, her heirs and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has set her signature on this the 4th day of June 2020.

Frances J. Walker

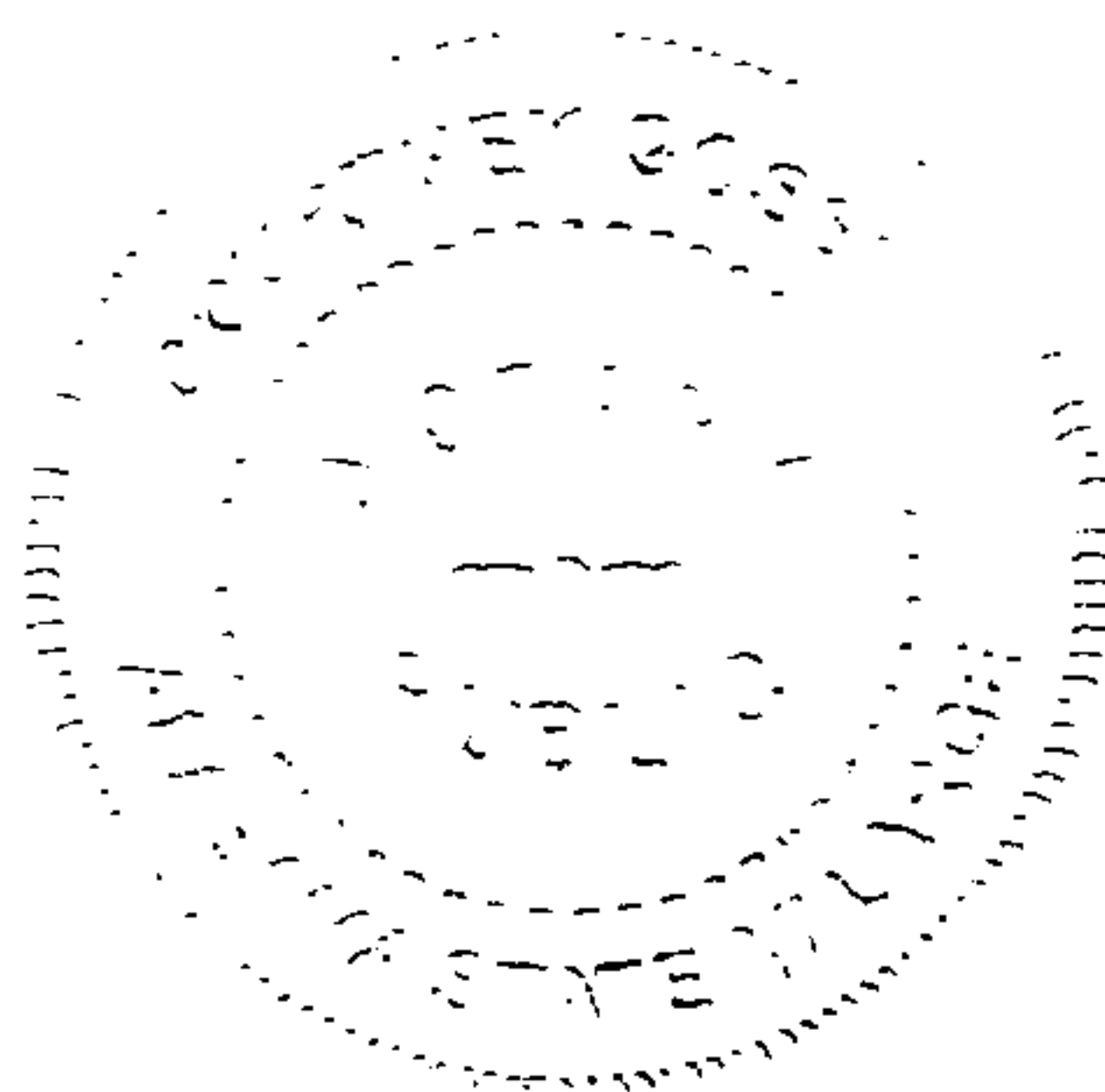
STATE OF ALABAMA; COUNTY OF BLOUNT

I, THE UNDERSIGNED, a Notary Public in and for said County and State, hereby certify that Frances J. Walker, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this 4th day of June 2020, that being informed of the contents of the said instrument, they executed the same voluntarily.

Given under my hand and official seal this the 4th day of June, 2020.

My Commission Expires:

8/23/20



Notary Public



20200608000231630 2/3 \$354.00
Shelby Cnty Judge of Probate, AL
06/08/2020 04:19:35 PM FILED/CERT

EXHIBIT A

Commence at the Northeast corner of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama and run thence South along the East line of same 550 feet thence 77 degrees 30 minutes to the right 144.53 feet to the Westerly right of way line of New Montgomery Highway and thence continue on the last named course 125 feet; thence continue along the last named course to its intersection with the East right of way line of the Old Montgomery Highway to the point of beginning of the land herein described; thence run North 74 degrees 00 minutes East a distance of 220 feet; thence run Southeast 13 degrees 52 minutes a distance of 375 feet; thence run South 74 degrees 00 minutes West 59 feet, more or less to the East right of way line of said Old Montgomery Highway; thence run in a Northerly direction along the East right of way line of said Old Montgomery Highway to the point of beginning of the land herein conveyed. The same being situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Frances J Walker
Mailing Address 2172 Pelham Parkway
Ste 103A
Pelham, AL 35124

Grantee's Name Frances Jackson Walker
Mailing Address Living Trust
Same

Property Address _____

Date of Sale 6/4/20
Total Purchase Price \$ _____



20200608000231630 3/3 \$354.00
Shelby Cnty Judge of Probate, AL
06/08/2020 04:19:35 PM FILED/CERT

or
Actual Value \$ _____

or
Assessor's Market Value \$ 325,970

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 Transfer to Trust

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 6/8/20

Unattested

(verified by)

Print Dixie Walker

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1