

20200804000331320
08/04/2020 02:16:41 PM
DEEDS 1/3

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Victoria Taylor
36 Abbott Square
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$335,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Abbott Square Properties, LLC**, an Alabama limited liability company does hereby grant, bargain, sell and convey unto, **Victoria Taylor** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7-30, Block 7, according to the Final Plat for the Private, Mixed-Use, Traditional Neighborhood Development Subdivision of Mt. Laurel - Phase 1A, as recorded in Map Book 27, Page 72, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And the Grantor does hereby covenant with the said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that Grantor a good right to sell and convey the same as aforesaid; that Grantor shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of July, 2020.

Abbott Square Properties, LLC,
an Alabama Limited Liability Company

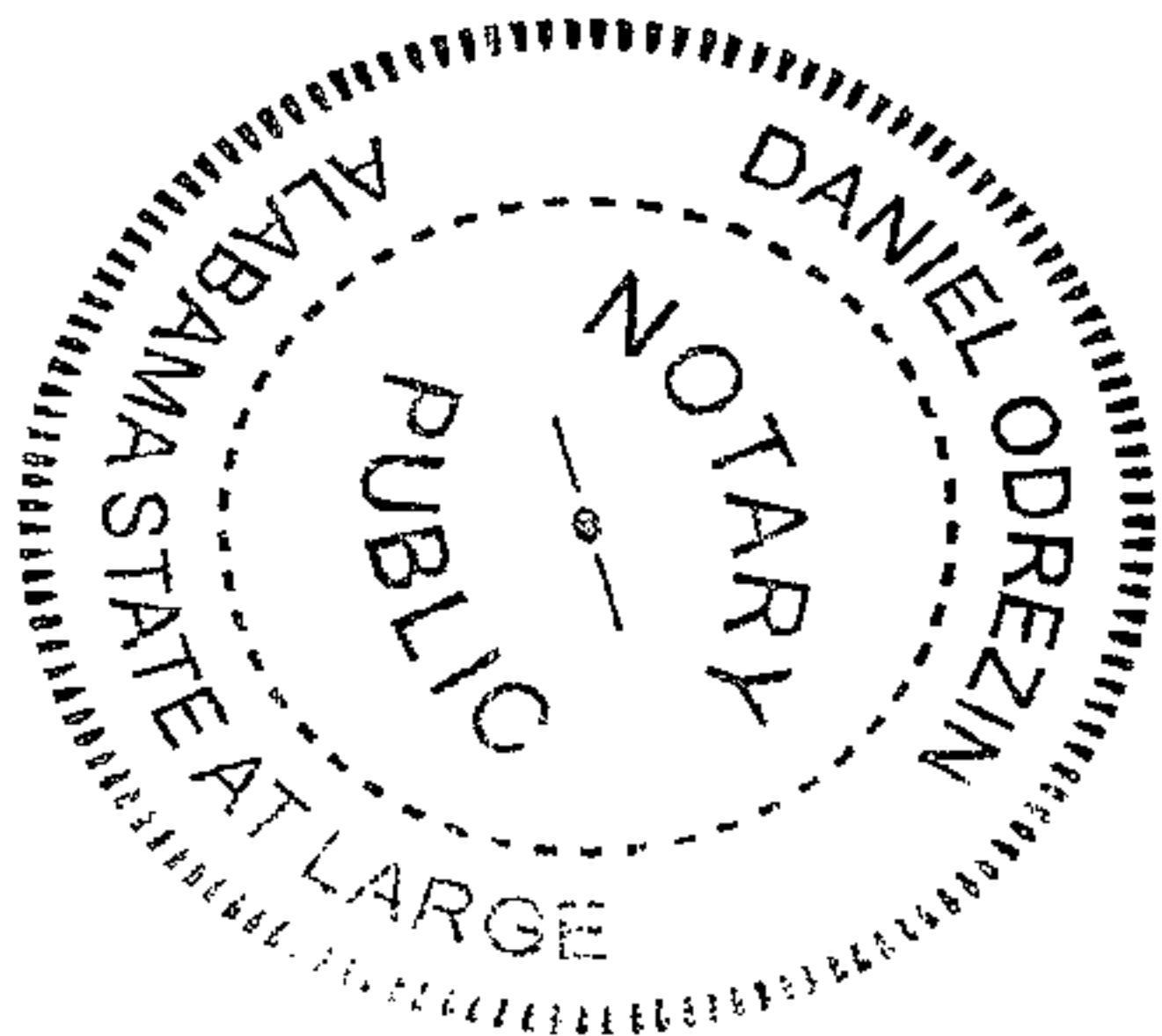
By: The Vickie Sue Cummings Gravlee 2012
Irrevocable Trust, Sole Member

By: _____
Donovan H. Gravlee, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donovan H. Gravlee, as Trustee of The Vickie Sue Cummings Gravlee 2012 Irrevocable Trust, the sole member of Abbott Square Properties, LLC, 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, and with full authority as Trustee of The Vickie Sue Cummings Gravlee 2012 Irrevocable Trust, the sole member of Abbott Square Properties, LLC, Donovan H. Gravlee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 2020.



Notary Public

My Commission Expires:

4/3/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2020 02:16:41 PM
\$363.00 JESSICA
20200804000331320

Allen S. Bayl

20200804000331320 08/04/2020 02:16:41 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name Abbott Square Properties, LLC
Mailing Address _____

Grantee's Name Victoria Taylor
Mailing Address 36 Abbott Square
Birmingham, AL 35242

Property Address 36 Abbott Square
Birmingham, AL 35242

Date of Sale July 30, 2020
Total Purchase Price \$335,000.00
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

_____ Appraisal
_____ Other: _____

X 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 7/30/2020 Print Daniel Odrezin

_____ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one