



20200922000424820 1/3 \$631.00

Shelby Cnty Judge of Probate, AL

09/22/2020 11:17:09 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Henry S. Perkins and Paula H. Perkins, husband and wife (hereinafter called the "Grantors"), in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash in hand paid to the Grantors by Henry S. Perkins and Paula H. Perkins in their capacity as Co-Trustees of the Henry and Paula Perkins Revocable Trust dated May 28, 2020 (hereinafter called the "Grantees"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantees and to the successors and assigns of the Grantees, the following described real property (the "Property") lying and being situated in Shelby County, Alabama, to-wit:

Lot 17, Hollybrook Lake Survey, as made by Fish Land Company and recorded in Map Book 4, Page 74 in the Probate Office of Shelby County, Alabama.

Said Property being the same property described in deed recorded as Instrument Number 20050509000220250 in the Probate Office of Shelby County Alabama, said Property having a street address of 1048 Hollybrook Lake Road, Leeds, AL 35094.

The Property is conveyed subject to all existing utility and drainage easements and rights-of-way and zoning restrictions and to all prior reservations and conveyances of oil, gas and other minerals and mineral rights in, on and under the Property and to any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, and other matters which would be shown by a true and accurate survey of the Property, as well as to the lien for current ad valorem taxes, which taxes Grantees, in their capacity as Co-Trustees, assume and agree to pay when due, and to any and all matters of public record, including all matters set forth in deed recorded as Instrument Number 20050509000220250 in the Probate Office of Shelby County Alabama.

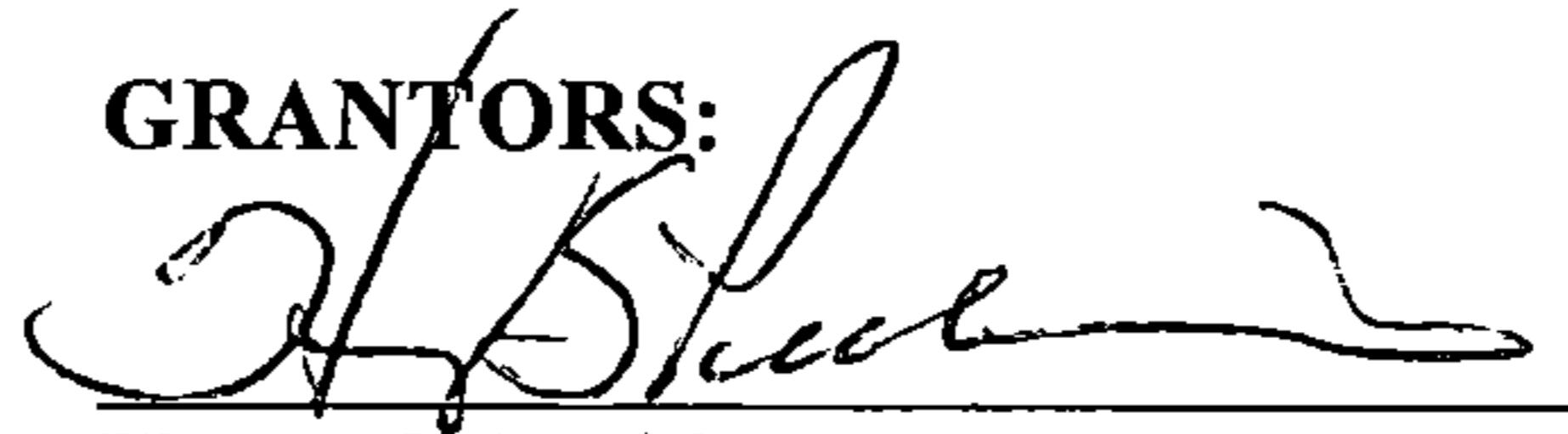
TO HAVE AND TO HOLD said Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters, exceptions and reservations to which reference is hereinabove made, unto the said Grantees, and to the successors and assigns of Grantees, forever; and Grantors will warrant and defend the right and title to the Property unto Grantees against the lawful claims of all persons claiming by, through or under Grantors and against no other.

All recordations mentioned herein refer to the records in the office of the Judge of the Probate Court of the County in which the Property is located, unless otherwise indicated.

All plural nouns, pronouns and verbs, respectively, shall be construed as singular, and vice-versa, whenever the sense of this instrument indicates that such should be the construction.

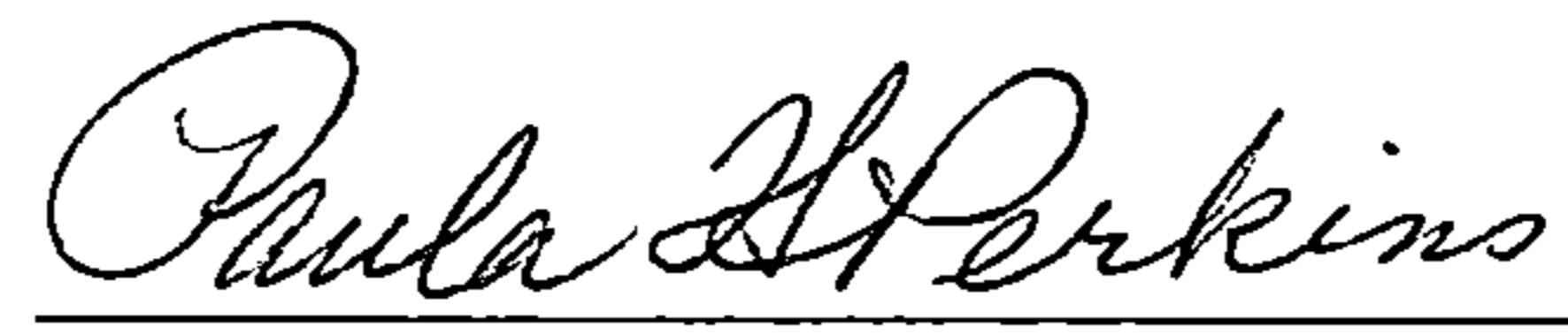
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal on the date set forth below.

GRANTORS:



Henry S. Perkins

Signed on September 1, 2020



Paula H. Perkins

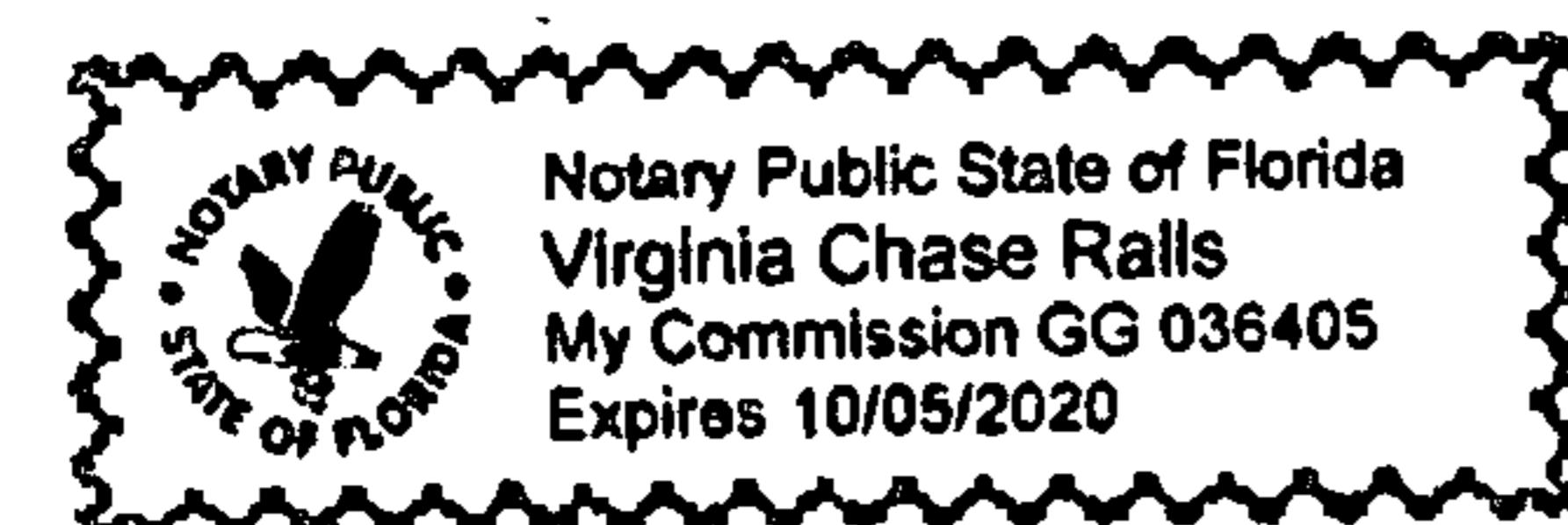
Signed on September 1, 2020

STATE OF Florida:



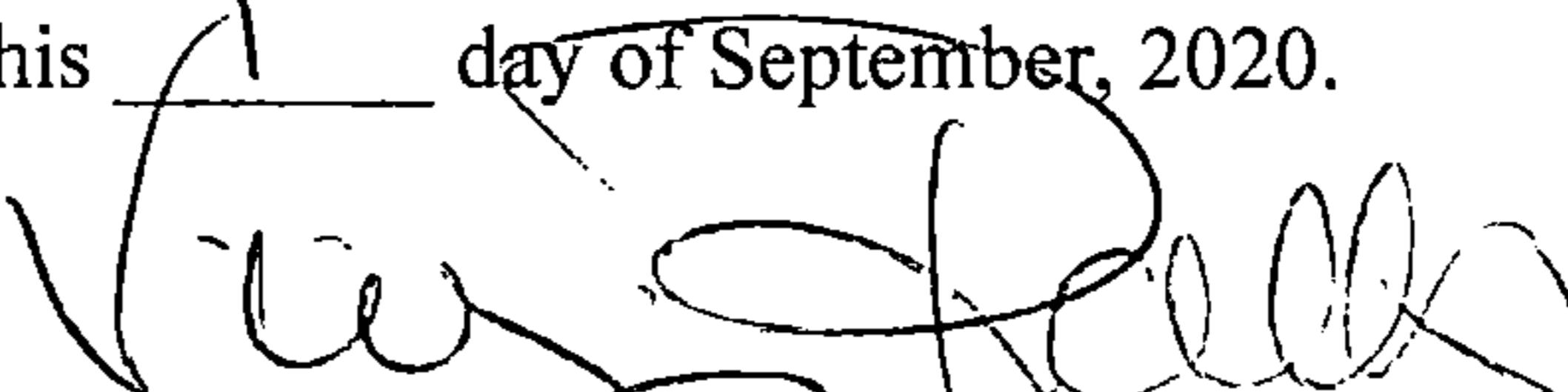
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COUNTY OF Escambia:



Grantors' address:

P.O. Box 4937
Pensacola, FL 32507



Notary Public,
My Commission expires: 10/05/2020

Grantees' address:

P.O. Box 4937
Pensacola, FL 32507

This instrument prepared by:

Bryan A. Thames, Esq.
Maynard Cooper & Gale, PC
RSA Battle House Tower
11 North Water Street, Suite 24290
Mobile, Alabama 36602-5024
bthames@maynardcooper.com
(251) 432-0001

NOTE – No title work has been performed by the preparer of this instrument.

Real Estate Sales Validation Form

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

Grantor's Name Henry S. Perkins & Paula H. Perkins
Mailing Address P.O. Box 4937
Pensacola FL 32507

Grantee's Name Henry S. Perkins & Paula H. Perkins,
Mailing Address 45 Co-Trustees of Henry & Paula
Perkins Revocable Trust
P.O. Box 4937
Pensacola, FL 32507

Property Address 1048 Hollybrook Lake Road
Leeds, AL 35094



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Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 601,710.00

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 Assessor's Value

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 9-1-2020

Print Henry S. Perkins

Shelby County, AL 09/22/2020
State of Alabama
Deed Tax:\$602.00

Unattested

Vic Dills
(verified by)

Sign H. S. Perkins

(Grantor/Grantee/Owner/Agent) circle one