

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Birmingham, AL 35216

SEND TAX NOTICE TO:

DAVID SYMONDS
2049 BROOK HIGHLAND RIDGE
BIRMINGHAM, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Six Hundred Fifty Two Thousand Five Hundred and 00/100 Dollars (\$652,500.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, ALAN D. FENTY AND LINDA D. FENTY, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE FENTY LIVING TRUST, DATED JANUARY 20, 2016, AND ANY AMENDMENTS THERETO, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto DAVID SYMONDS AND JEFFREY D. HIGBY (herein referred to as "Grantees"), AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, all of its right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 2026, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 20TH SECTOR, AS RECORDED IN MAP BOOK 16, PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$522,000 OF THE PURCHASE PRICE WAS PROVIDED BY A FIRST MORTGAGE
LOAN CLOSED SIMULTANEOUSLY HEREWITH

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his/her/its hands and seals, this 5th day of February, 2021.

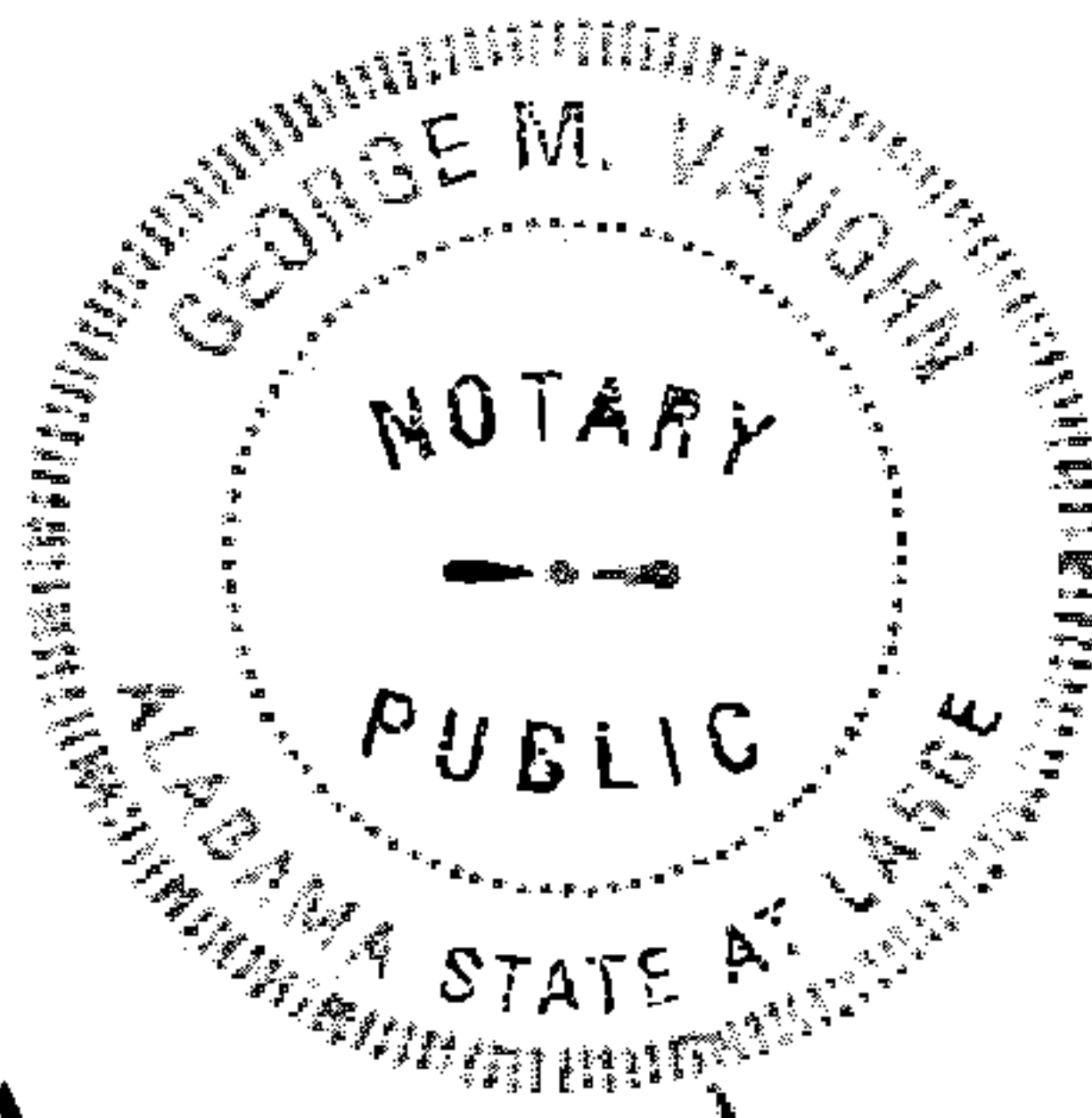
Alan D. Fenty, TRUSTEE
Linda D. Fenty TRUSTEE

ALAN D. FENTY AND LINDA D. FENTY, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE FENTY LIVING TRUST, DATED JANUARY 20, 2016, AND ANY AMENDMENTS THERETO

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ALAN D. FENTY AS TRUSTEE UNDER THE FENTY LIVING TRUST, whose name 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, he/she, in his/her capacity as TRUSTEE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of February, 2021.



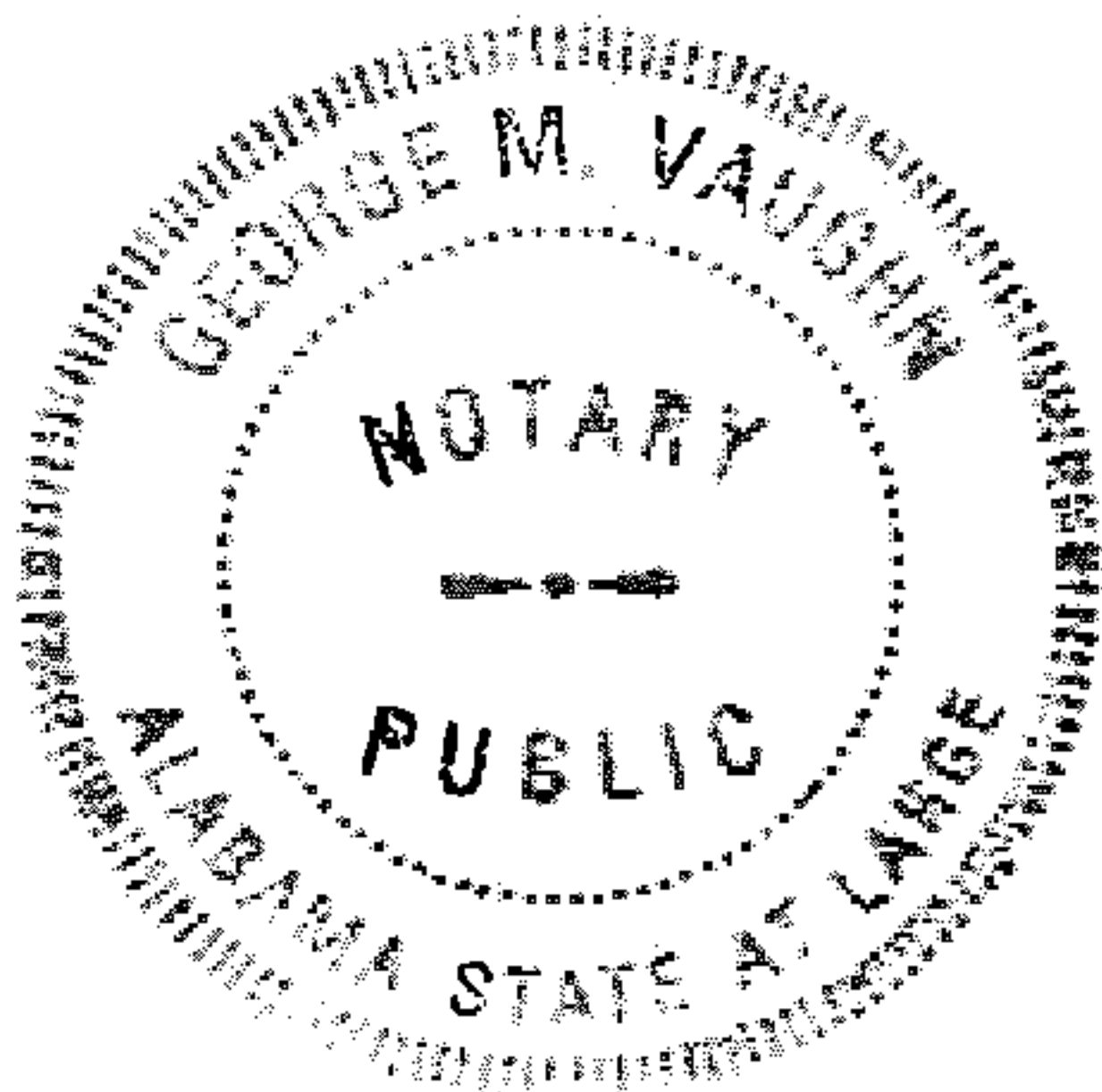
[Signature]
Notary Public

My Commission Expires: 9/18/2021

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LINDA D. FENTY AS TRUSTEE UNDER THE FENTY LIVING TRUST, whose name 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, he/she, in his/her capacity as TRUSTEE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of February, 2021.



[Signature]
Notary Public

My Commission Expires: 9/18/2021

Real Estate Sales Validation Form

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

Grantor's Name Fifty Living Trust
 Mailing Address 46 George Vaughn
100 Old Towne Road Skelton
Vestavia AL 35244

Grantee's Name David Symonds
 Mailing Address 2049 Brook Highland Ridge
Birmingham AL 35244

Property Address 2049 Brook Highland Rd
Birmingham AL 35244

Date of Sale 2/5/2021
 Total Purchase Price \$ 652,500

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

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 2/5/2021

Print George M Vaughn

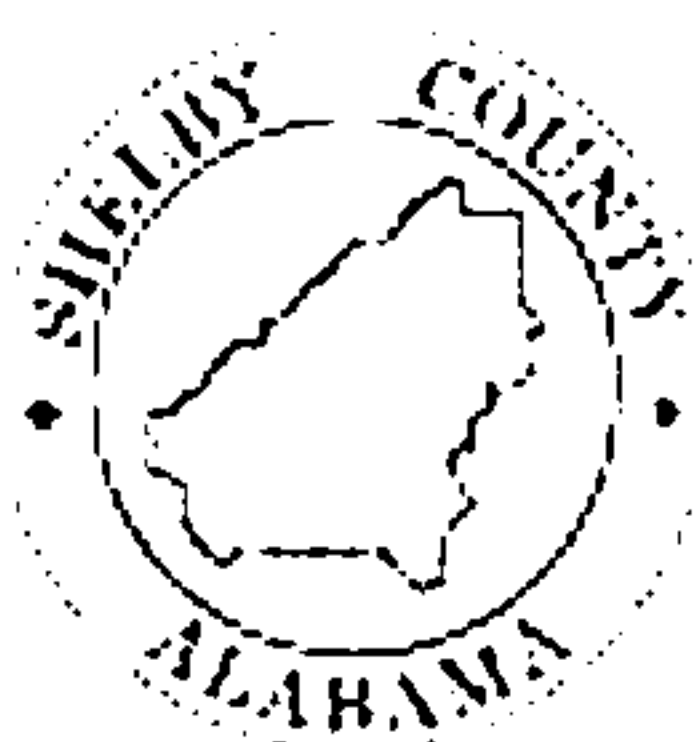
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/08/2021 08:39:38 AM
 \$158.50 CHERRY
 20210208000063790

Allen S. Bayl