

This instrument prepared by:  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Floyd Wayne Shelton and Cynthia W.  
Shelton  
263 Rowntree Path  
Helena, AL 35080

**WARRANTY DEED**

**20210208000064040**

**02/08/2021 09:13:34 AM**

**DEEDS 1/3**

**STATE OF ALABAMA**

)

)

**SHELBY COUNTY**

)

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Eighty-Six Thousand And No/100 Dollars (\$286,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Mark A. Rives & John D. Rives, Co-Trustees of Kathryn Smith Rives Testamentary Trust (KSR Family Trust) (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Floyd Wayne Shelton and Cynthia W. Shelton (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 97, according to the survey of Hillsboro Subdivision, Phase III, as recorded in Map Book 39, Page 123 A, B, and C, in the Probate Office of Shelby County, Alabama.

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.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 5<sup>th</sup> day of February, 2021.

Mark A. Rives & John D. Rives, Co-Trustees of Kathryn Smith Rives Testamentary Trust (KSR Family Trust)

BY: [Signature]

Mark A. Rives  
Trustee

BY: [Signature]

John D. Rives  
Trustee

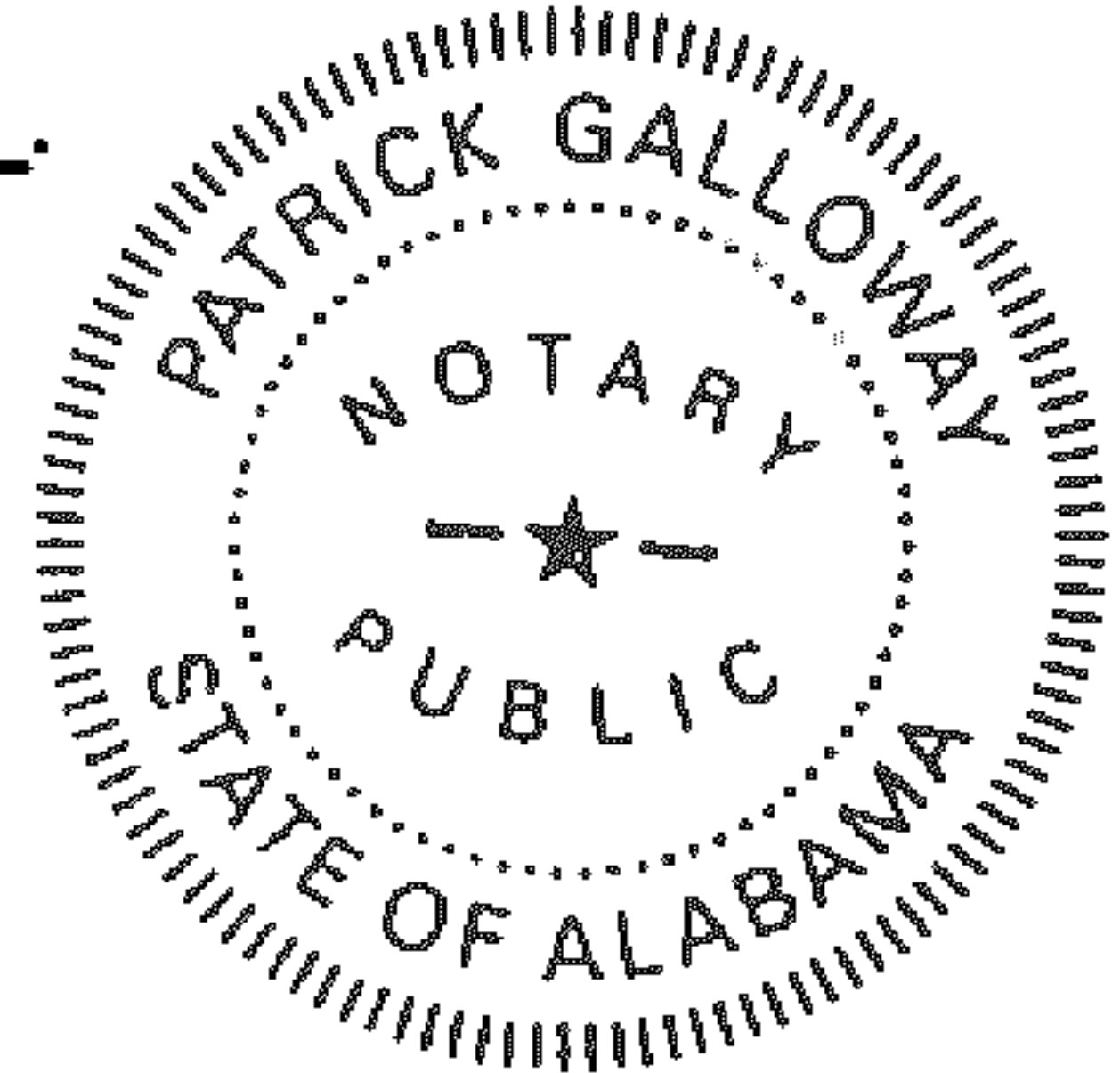
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark A. Rives whose name as Trustee for the Mark A. Rives & John D. Rives, Co-Trustees of Kathryn Smith Rives Testamentary Trust (KSR Family Trust) 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 executed the same voluntarily and in his/her capacity as Trustee on the day the same bears date.

Given under my hand and official seal on 5<sup>th</sup> day of Febry, 2021.

[Signature]  
Notary Public

My commission expires: 10-4-2021



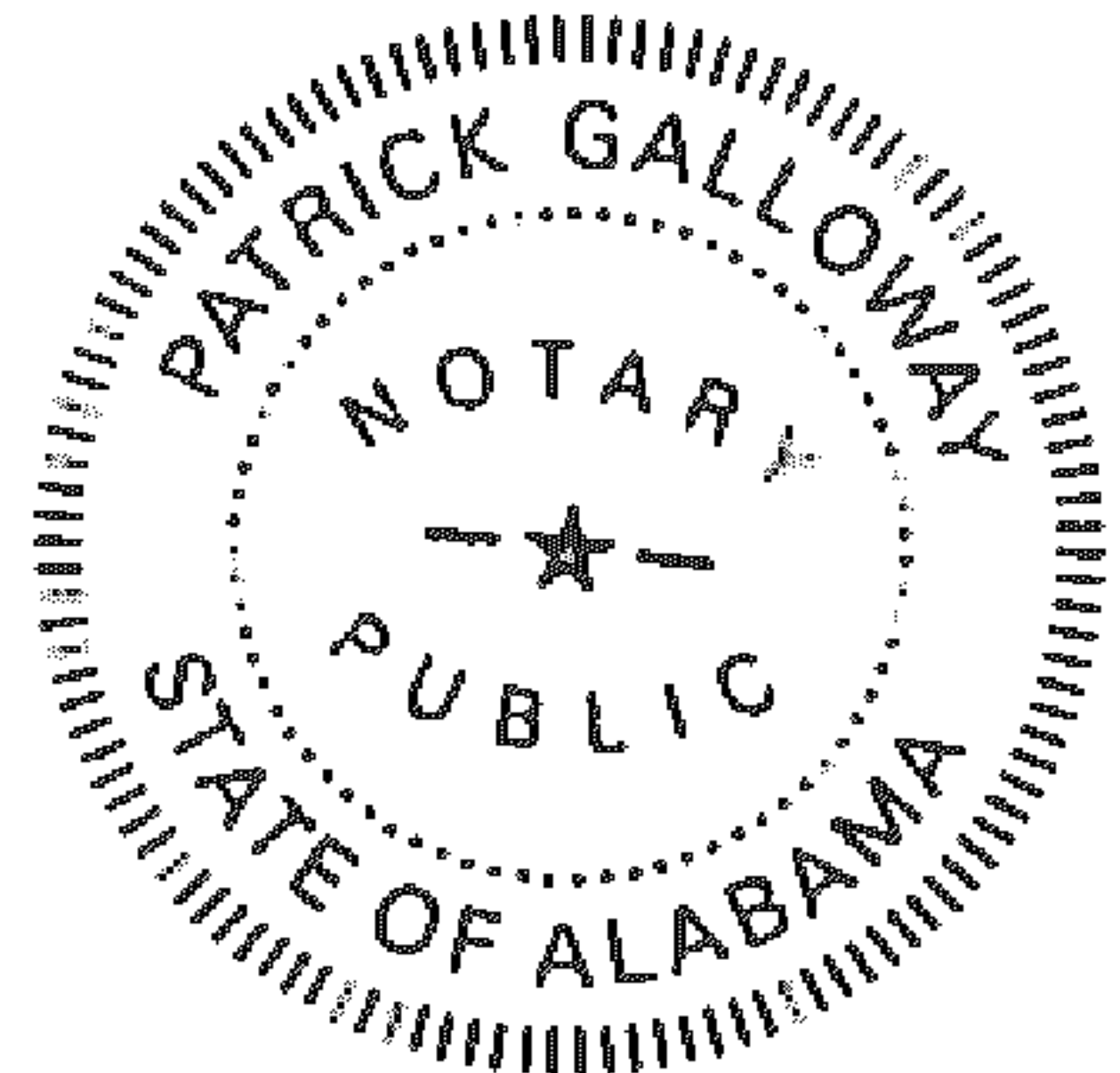
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John D. Rives whose name as Trustee for the Mark A. Rives & John D. Rives, Co-Trustees of Kathryn Smith Rives Testamentary Trust (KSR Family Trust) 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 executed the same voluntarily and in his/her capacity as Trustee on the day the same bears date.

Given under my hand and official seal on 5<sup>th</sup> day of Febry, 2021.

[Signature]  
Notary Public

My commission expires: 10-4-2021



## Real Estate Sales Validation Form

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

Grantor's Name	Mark A. Rives & John D. Rives, Co-Trustees of Kathryn Smith Rives Testamentary Trust (KSR Family Trust)	Grantee's Name	Floyd Wayne Shelton and Cynthia W. Shelton
Mailing Address	1300 27th Place South, Apt 31 Birmingham, AL 35205	Mailing Address	<u>263 Rowntree Path</u> <u>1300 27th Place South</u> <u>Helena, AL 35080</u>
Property Address	263 Rowntree Path Helena, AL 35080	Date of Sale	February 5, 2021
		Total Purchase Price	\$286,000.00
		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: \_\_\_\_\_

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 - Mark A. Rives & John D. Rives, Co-Trustees of Kathryn Smith Rives Testamentary Trust (KSR Family Trust), 1300 27th Place South, Apt 31, Birmingham, AL 35205.

Grantee's name and mailing address - Floyd Wayne Shelton and Cynthia W. Shelton, . .

Property address - 263 Rowntree Path, Helena, AL 35080

Date of Sale - February 5, 2021.

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: February 5, 2021

Sign *[Signature]*  
Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/08/2021 09:13:34 AM  
\$314.00 CHERRY  
20210208000064040

*Allen S. Bayl*