

Send tax notice to:
Susan G. Arvin and Kevin LaVerne Arvin
132 Kings Crest Lane
Pelham, AL 35124
PEL2000882

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Twenty Four Thousand and 00/100 Dollars (\$424,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Carole M. Jones, an unmarried woman, and Cumberland Trust, as Trustee of the Marital Trust created under the Last Will and Testament of Ronald L. Jones, deceased, Shelby County Probate Case No. PR-2018-000394** (hereinafter referred to as "Grantors"), by **Susan G. Arvin and Kevin LaVerne Arvin** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 143, according to the Survey of Weatherly Windsor, Sector 7, as recorded in Map Book 15 Page 30, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$300,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their signatures and seals on this the 12 day of February, 2021.

Cumberland Trust, as Trustee of
the Marital Trust created under
the Last Will and Testament of
Ronald L. Jones, deceased, Shelby
County Probate Case No.
PR-2018-000394

✓ Natalicia Hosseinzadeh

By: Natalicia Hosseinzadeh
Its: Special Assets Officer

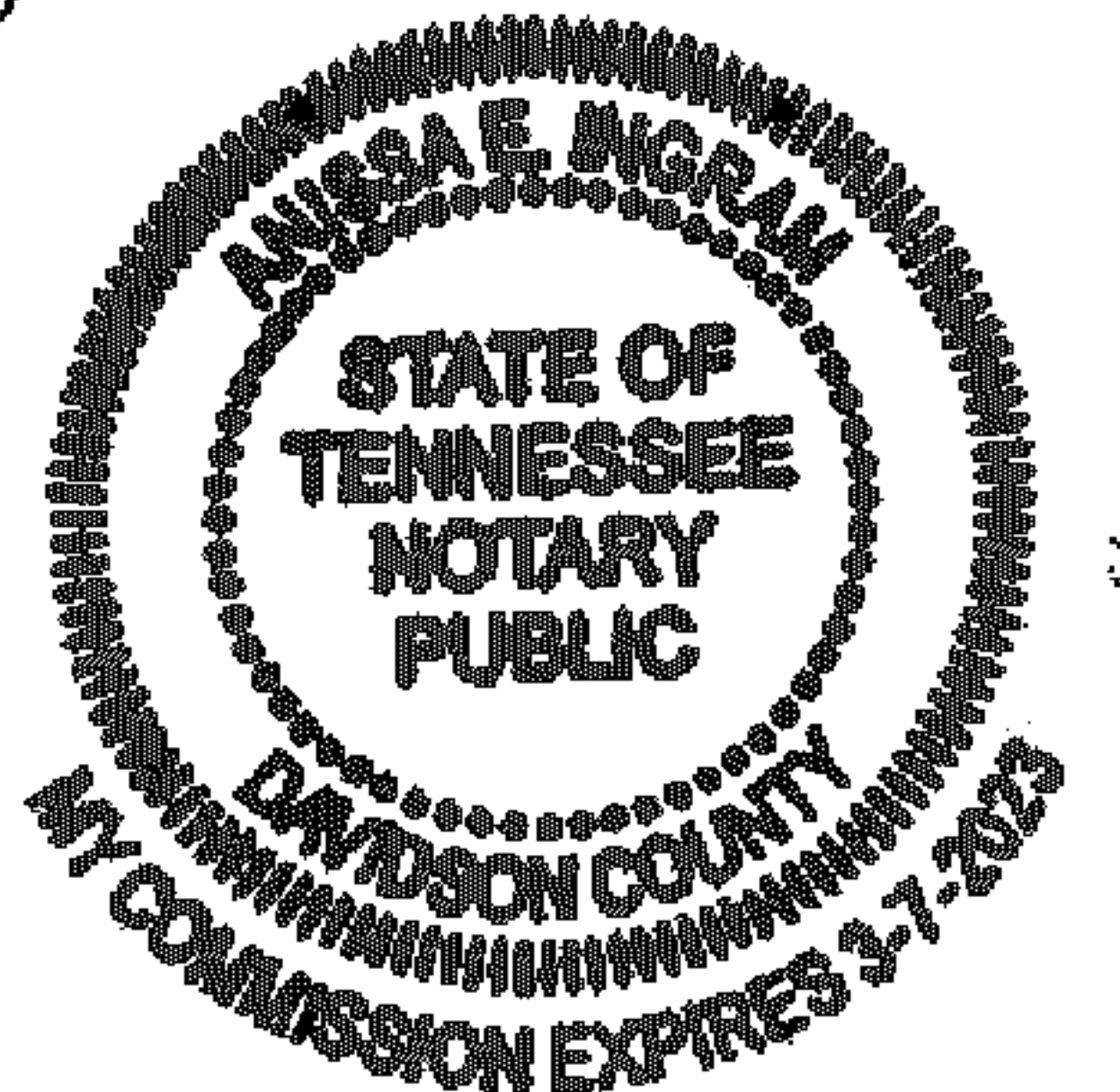
STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Natalicia Hosseinzadeh, whose name as its Special Assets Officer of Cumberland Trust, Trustee of the Marital Trust created under the Last Will and Testament of Ronald L. Jones, deceased, Shelby County Probate Case No. PR-2018-000394, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Special Assets Officer for Cumberland Trust, Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12 day of February, 2021.

(NOTARIAL SEAL)



✓ Anissa E Ingram

Notary Public

Print Name: Anissa E. Ingram

Commission Expires: 3/7/23

Carole M Jones
Carole M. Jones

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carole M. Jones, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of February, 2021.

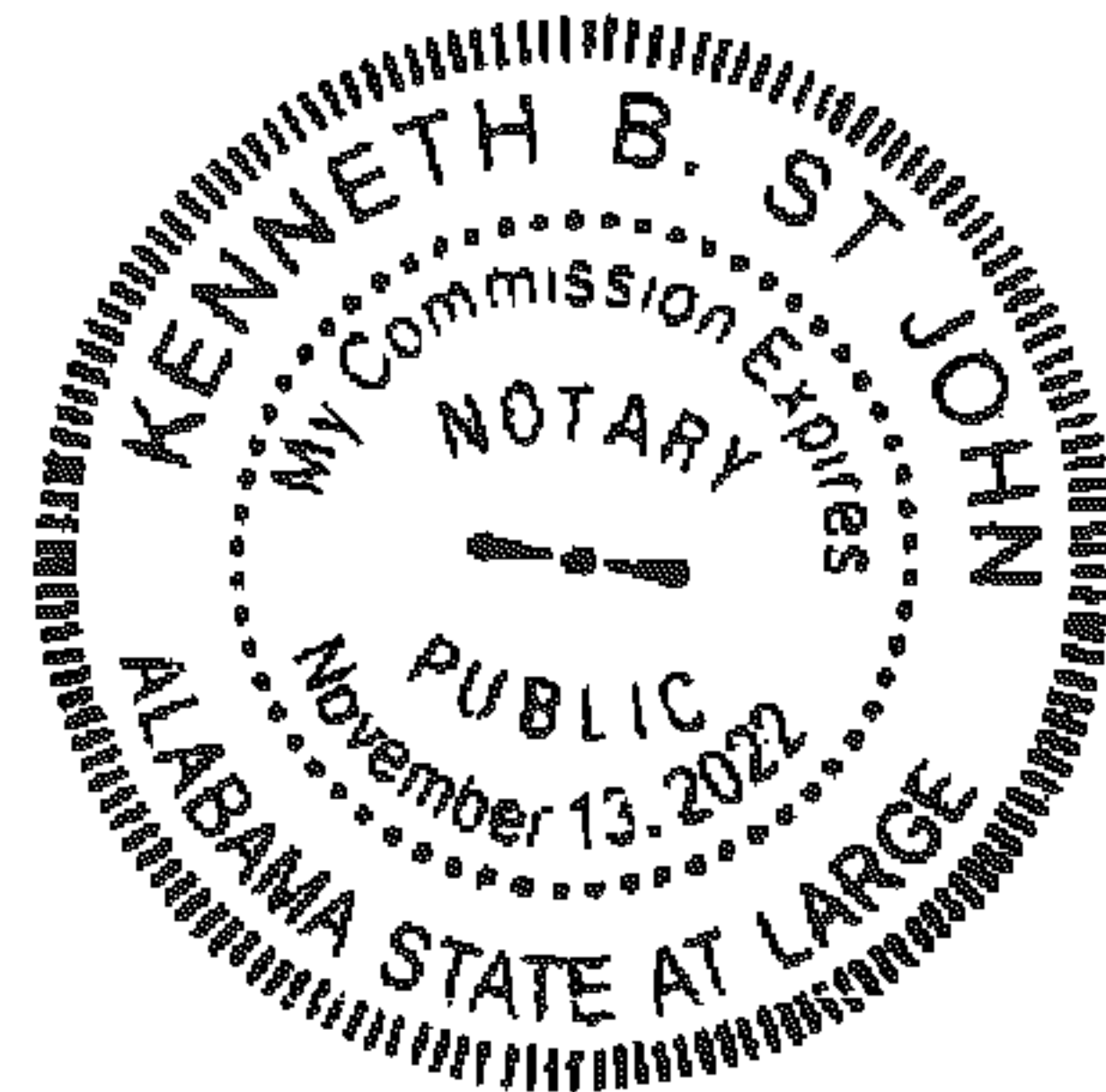
[Signature]

Notary Public

Print Name: Kenneth B. St John

Commission Expires: 11/13/2022

(NOTARIAL SEAL)



Real Estate Sales Validation Form

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

Grantor's Name	Carole M. Jones and	Grantee's Name	Susan G. Arvin and Kevin LaVerna Arvin
Mailing Address	Cumberland Trust, as Trustee of the Marital Trust	Mailing Address	132 Kings Crest Lane
	422 Grand Reserve Drive		Pelham, AL 35124
	Pelham, AL 35124		
Property Address	132 Kings Crest Lane	Date of Sale	February 16, 2021
	Pelham, AL 35124	Total Purchase Price	\$ 424,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☒ 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 02/16/2021Print Patrick Skyler MurphyUnattestedSign 

(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
 02/18/2021 10:09:43 AM
 \$156.00 CHERRY
 20210218000081210

Allen S. Bayl