

This document prepared by:
John A. Gant
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
William and Jane Walker
1058 Danberry Ln.
Hoover, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Five Hundred Seventy Five Thousand and 00/100 Dollars (\$575,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, DAVID NEIL DODD, as Trustee of the John and Marilyn Dodd Irrevocable Trust (herein referred to as GRANTOR), do grant, bargain, sell and convey unto WILLIAM D. WALKER and JANE S. WALKER, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 14, according to the final Plat of The Cottages of Danberry, as recorded in Map Book 40, page 122 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000.00) of the consideration is from a purchase money first mortgage filed simultaneously.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

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

Dated this the 10th day of March, 2021.

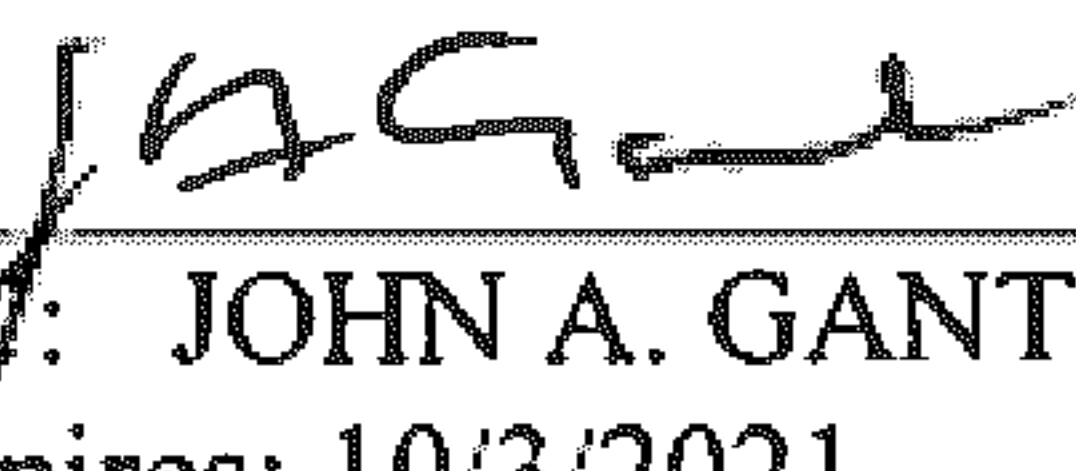


DAVID NEIL DODD, as Trustee
of the John and Marilyn Dodd Irrevocable Trust

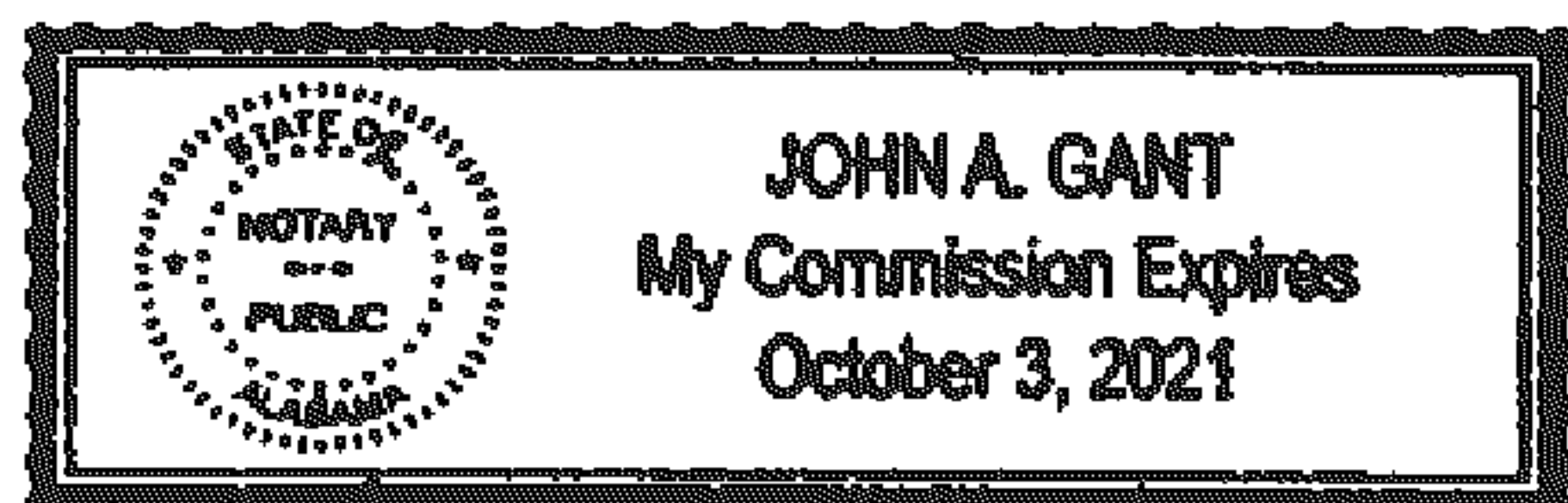
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID NEIL DODD, as Trustee of the John and Marilyn Dodd Irrevocable Trust, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of March, 2021.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2021



Real Estate Sales Validation Form

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

Grantor's Name The John and Marilyn Dodd
Irrevocable Trust
Mailing Address 100 Spring Rd.
Hoover, AL 35242

Grantee's Name William & Jane Walker
Mailing Address 1058 Danberry Ln.
Hoover, AL 35242

Property Address 1058 Danberry Ln.
Hoover, AL 35242

Date of Sale 3/10/2021
Total Purchase Price \$ 575,000.00

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

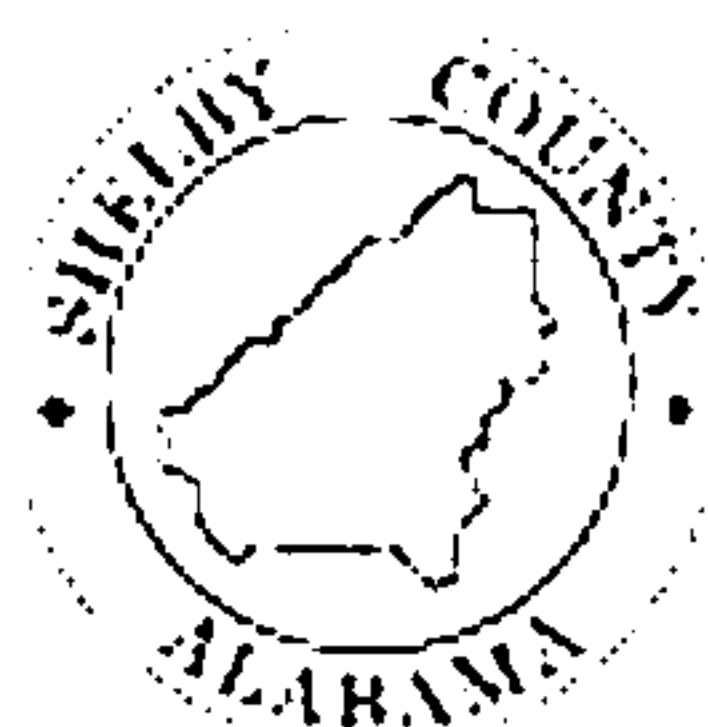
Date 3/10/2021

Print John A. Gant

Sign


(Owner/Agent) circle one

20210317000132850 03/17/2021 08:38:57 AM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2021 08:38:57 AM
\$228.00 MISTI
20210317000132850

Allen S. Bayl