

20210318000135450
03/18/2021 10:58:44 AM
DEEDS 1/2

This Instrument was prepared by:
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Dustin Parker Downs
Roy Dallas Downs
PO Box 180
Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Eight Thousand and 00/100 Dollars (\$38,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Downs Family Trust - 2012 (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Dustin Parker Downs (1/2 Interest) and Roy Dallas Downs (1/2 Interest), (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 14, according to the Survey of Country Club Estates, Phase I, as recorded in Map Book 10, Page 36, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by the Grantor; (3) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that said Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

IN WITNESS WHEREOF, I hereunto set our hand and seal on this the 23rd day of December, 2020.

Downs Family Trust - 2012

William M. Schroeder, Jr.
By: William M. Schroeder, Jr. - Trustee

STATE OF ALABAMA)
COUNTY OF SHELBY)

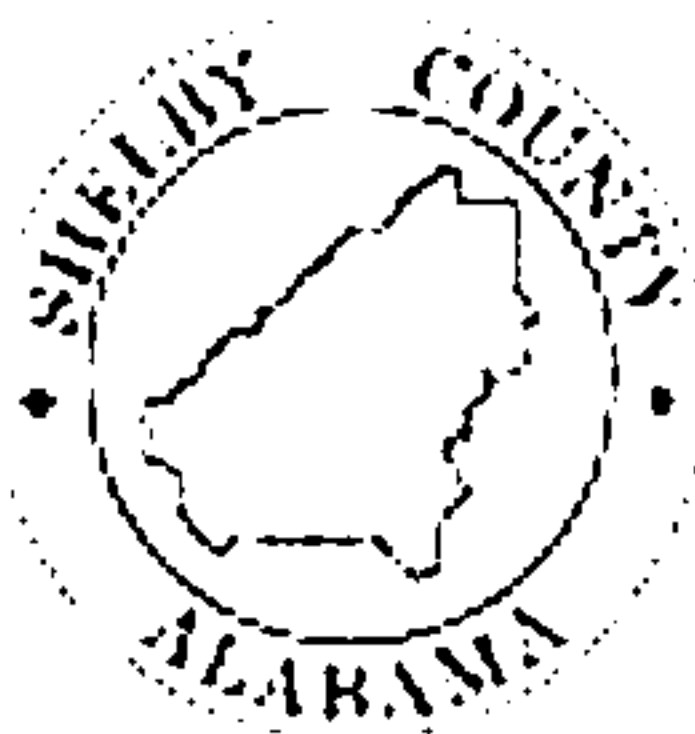
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder, Jr., whose name as Trustee of the Downs Family Trust - 2012 is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal, this the 23rd day of December, 2020.

Lauren Blauvelt
NOTARY PUBLIC

My Commission Expires: 8/19/2024

My Commission Expires August 19, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2021 10:58:44 AM
\$63.00 MIST
20210318000135450

20210318000135450 03/18/2021 10:58:44 AM DEEDS 2/2

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Downs Family Trust - 2012
Mailing Address PO Box 180
Calera, AL 35040

Grantee's Name Dustin Parker Downs - 12 Country Club Dr
Mailing Address Roy Dallas Downs - Calera, AL 35040
421 Waterford Highlands Way
Calera AL 35040

Property Address Lot 14, Country Club Estates

Date of Sale _____

Total Purchase Price \$ 38,000.00

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 - 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 12/23/2020

Unattested

[Signature]
(verified by)

Print

Dustin P. Downs

Roy Dallas Downs

Sign

[Signature]

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1