

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

SEND TAX NOTICE TO:
Robert Blake Thomas
4008 Saddle Run Circle
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thousand And No/100 Dollars (\$200,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Estate of Dorothy M. Madinger, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Robert Blake Thomas (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 35, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28 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.

Paul L. Madinger, the other grantee on that certain deed recorded in Inst # 1997-28559, predeceased Dorothy M. Madinger, he having died on or about Nov.22, 2010.

Subject to a third party mortgage in the amount of \$194,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30 day of APRIL, 2021.

Estate of Dorothy M. Madinger

BY: [Signature]

Paul Lewis Madinger, II
Personal Representative

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Lewis Madinger, II whose name as Personal Representative for The Estate of Dorothy M. Madinger 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 Personal Representative on the day the same bears date.

Given under my hand and official seal on 30th day of April, 2021.

[Signature]
Notary Public

My commission expires: 6-7-22



Real Estate Sales Validation Form

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

Grantor's Name	Estate of Dorothy M. Madinger	Grantee's Name	Robert Blake Thomas
Mailing Address	<u>133 Top Olive Ln</u> <u>MOBILE AL 35244</u>	Mailing Address	4008 Saddle Run Circle Pelham, AL 35124
Property Address	4008 Saddle Run Circle Pelham, AL 35124	Date of Sale	April 30, 2021
		Total Purchase Price	\$200,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Estate of Dorothy M. Madinger, . . .

Grantee's name and mailing address - Robert Blake Thomas, 4008 Saddle Run Circle, Pelham, AL 35124.

Property address - 4008 Saddle Run Circle, Pelham, AL 35124

Date of Sale - April 30, 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.

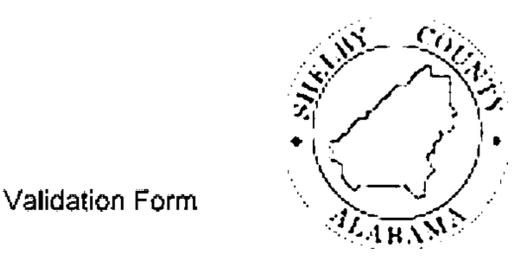
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 with 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: April 30, 2021

Sign 
Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/03/2021 09:44:29 AM
 \$34.00 JOANN
 20210503000217750

Allen S. Bayl