

STATE OF Alabama

DEED

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, JAMES ALLEN TOLES , A MARRIED MAN, NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE (hereinafter referred to as GRANTOR), does hereby release, remise, quitclaim and convey unto EDWARD JAMES TOLES AND WIFE, TINA CRANE TOLES, GRANTEE, the following described interest in real estate situated in the County of Shelby and State of Alabama, to-wit:

LOT 28, ACCORDING TO THE MAP OF THE RESERVE AT TIMBERLINE AS RECORDED IN MAP BOOK 34, PAGE 117, A, B, C, AND D IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY.

GRANTOR MAKES NO WARRANTY OR COVENANT RESPECTING THE NATURE OF THE QUALITY OF THE TITLE TO THE PROPERTY HEREBY CONVEYED OTHER THAN THE GRANTOR HAS NEITHER PERMITTED NOR SUFFERED ANY LIEN, ENCUMBRANCE OR ADVERSE CLAIM TO THE PROPERTY DESCRIBED HEREIN SINCE THE DATE OF ACQUISITION BY THE GRANTOR.

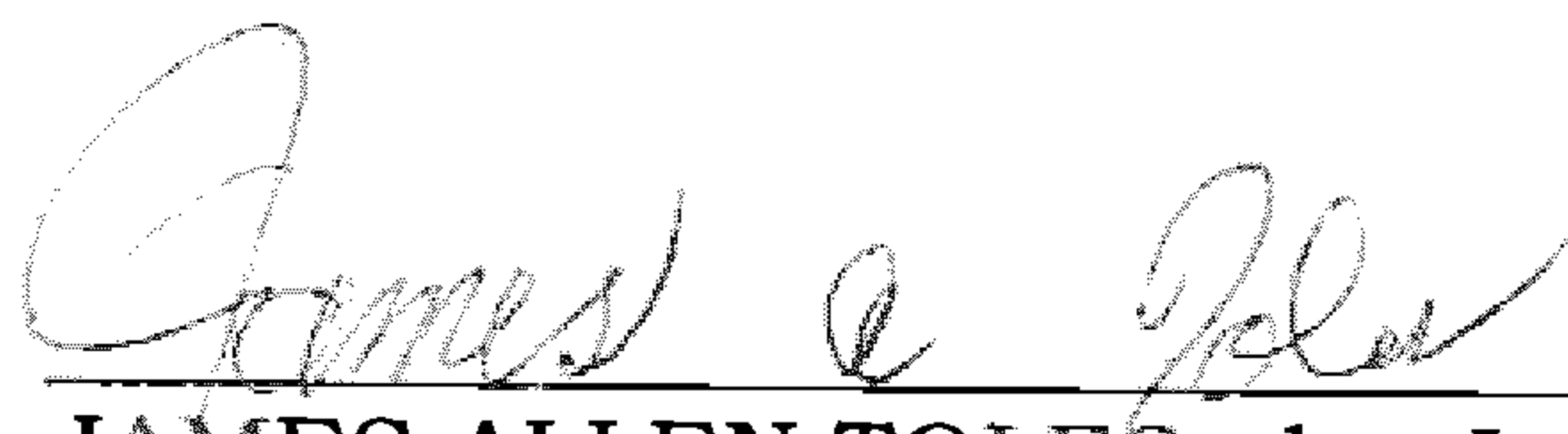
Subject to: SUBJECT TO: (1) Taxes for the year 2021 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any. No title search was performed. This deed was prepared

any. No title search was performed. This deed was prepared with information furnished by the grantor/grantee herein and relied upon by the drafter.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, her 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 they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of only those persons claiming by, through or under the grantor or grantor's title.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature on this the 4/12/2021



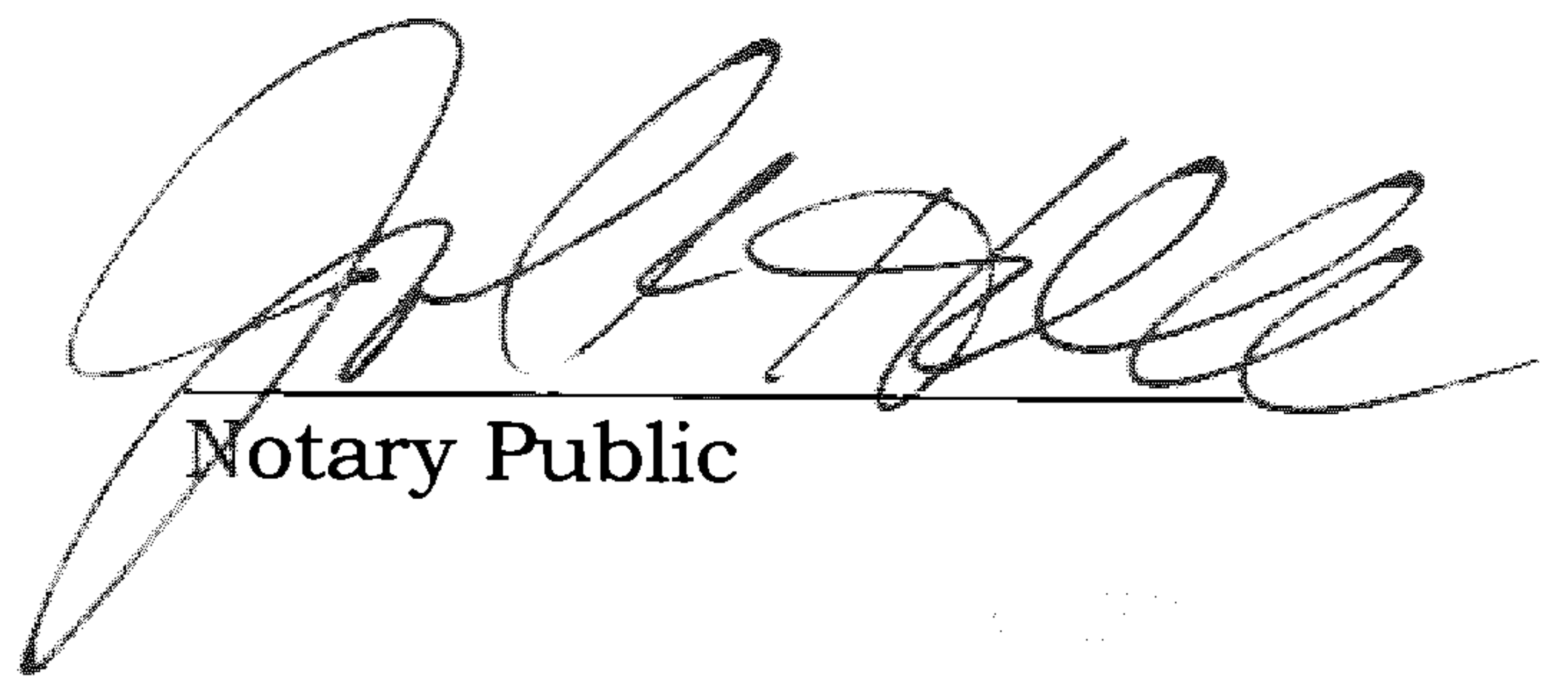
JAMES ALLEN TOLES aka James A.
Toles

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that JAMES ALLEN TOLES whose name is 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, he executed the same voluntarily.

Given under my hand and official seal this the
4/12/21.


Notary Public

My Commission Expires:

8/28/22

Real Estate Sales Validation Form

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

Grantor's Name James Allen Toles
Mailing Address 2034 Timberline Dr.
Calera, AL 35040

Grantee's Name Edward James & Tina Crane Toles
Mailing Address 2034 Timberline Dr.
Calera, AL 35040

Property Address 2034 Timberline Dr.
35 1 01 1 002 020.000

Date of Sale 4/12/2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 344,900

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).

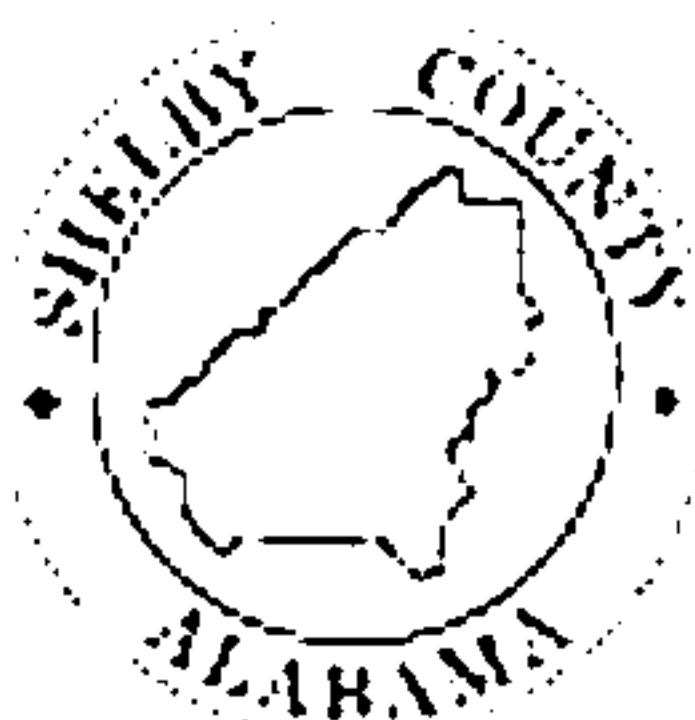
Date 4/12/21

Unattested

(verified by)

Print
Sign John Hollen
(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
05/06/2021 08:33:51 AM
\$376.00 JOANN
20210506000225280

Allen S. Bayl