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09/13/2021 01:43:29 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
The Taylor Living Trust
2506 Rosemary CT
Encinitas, CA 92024

GENERAL WARRANTY DEED
With Right of Survivorship

M211672 D
STATE OF ALABAMA

}

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Eighty-Two Thousand Five Hundred Dollars and NO/100 (\$182,500.00)** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **William W. Garner, a single person**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Nathan E. Taylor and Micaela D. Taylor, Trustees, or their successors in interest, of the Taylor Living Trust dated April 17, 2014, and any amendments thereto** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Jefferson County, Alabama to wit:

Lot A, in Block 14, according to the Survey of Riverwood, Sixth Sector, as recorded in Map Book 9, page 7, in the Probate Office of Shelby County, Alabama. Together with an undivided interest in the common area as set forth in the Declaration, recorded in Misc. Book 39, page 880, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 136,875 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and my heirs executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, 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.

M211672

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this
30th day of August, 2021

William W. Garner

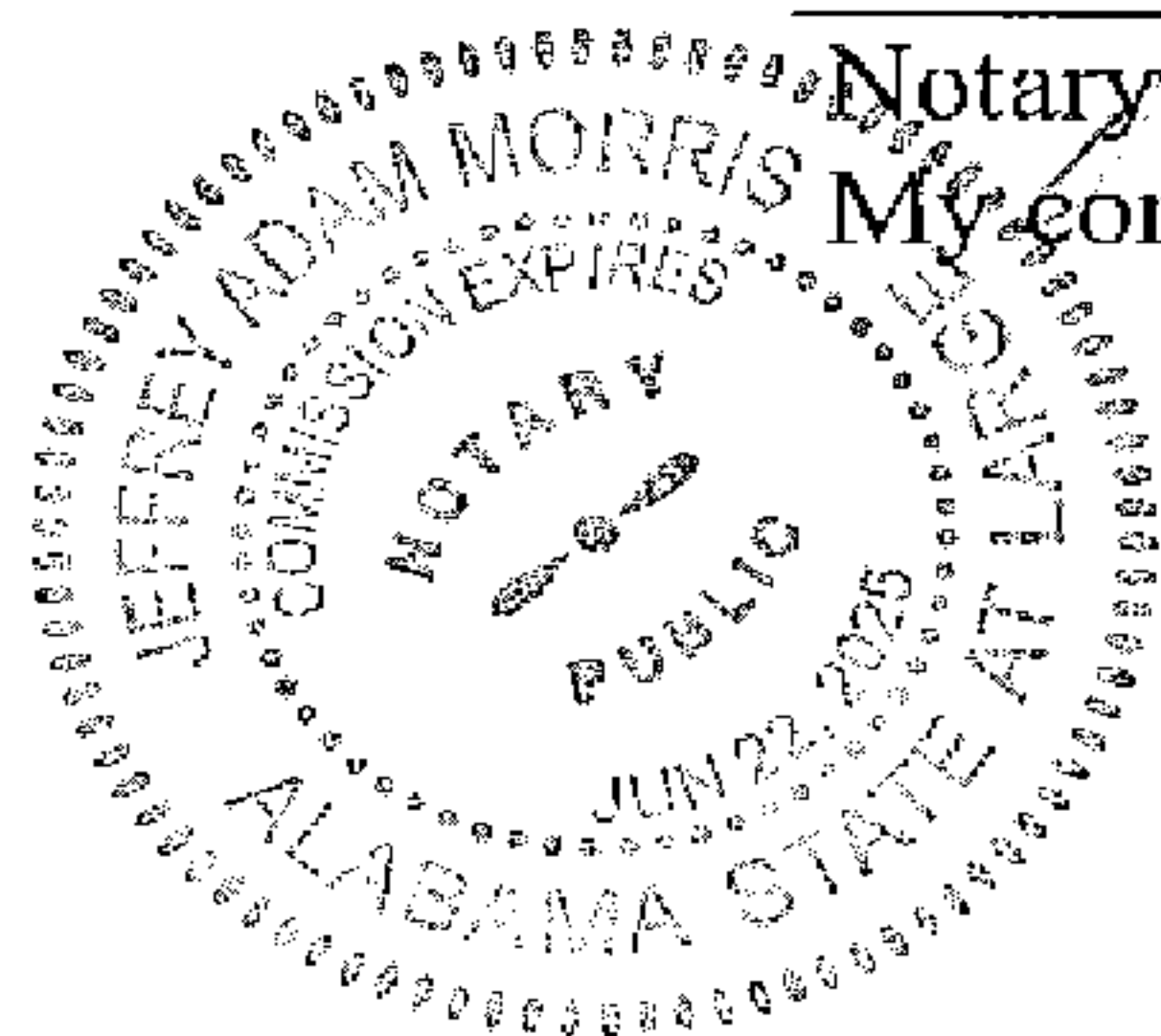
William W. Garner

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
William W. Garner whose name is signed to the foregoing deed 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 on the day the same bears date.

Given under my hand and official seal this the 30th day of August, 2021

Notary Seal



Notary Public

My commission expires: 6/22/2025

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/13/2021 01:43:29 PM
 \$75.00 JOANN
 20210913000444900



Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name William W. Garner
 Mailing Address 2889 Acton Rd APT A
Bham AL 35243

Grantee's Name The Taylor Living Trust
 Mailing Address 2506 Rosemary Ct
Runcinitas, CA 92024

Property Address 3049 Riverwood Terrace
Bham AL 35242

Date of Sale 9-2-2021

Total Purchase Price \$ 182,500

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 9-2-2021

Print James Yonta

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1