

THIS INSTRUMENT PREPARED BY:

Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

944 Alpine Way Trust
c/o Gateway Group Enterprises
270 Doug Baker Blvd., Suite 700-276
Birmingham, AL 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN AND 00/100 and NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Vicky Lynn Thompson Manlove, Personal Representative of the Estate of Eunice T. Huntress, Deceased, Case #PR 2020 00912, and as Trustee of the Huntress Living Trust** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Gateway Group Enterprises, Inc., Trustee of the 944 Alpine Way Trust** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

Lot 21, Sector Two Spring Garden Estates, as recorded in Map Volume 5, Page 12, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Assessed value for recording purposes \$220,000.00

Property Address: **944 Alpine Way, Indian Springs Village, AL 35124**


\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **29th day of September, 2021.**

Estate of Eunice T. Huntress, Deceased, Case #PR 2020 00912


By: Vicky Lynn Thompson Manlove
Its Personal Representative

Huntress Living Trust


Vicky Lynn Thompson Manlove, Trustee

STATE OF ALABAMA)

:
COUNTY OF JEFFERSON)

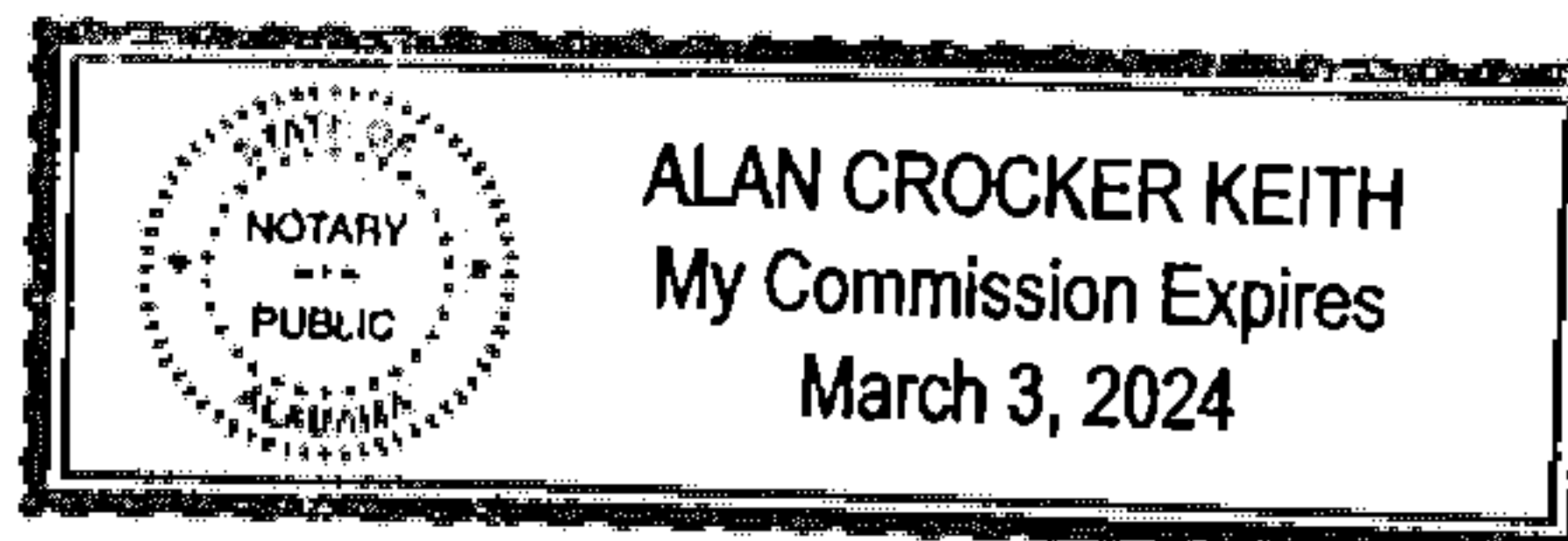
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Vicky Lynn Manlove** whose name as **Personal Representative of Estate of Eunice T. Huntress, Deceased, Case #PR 2020 00912, and as Trustee of the Huntress Living Trust**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she as such **Personal Representative and Trustee** and with full authority, signed his/her name voluntarily on the day the same bears date.

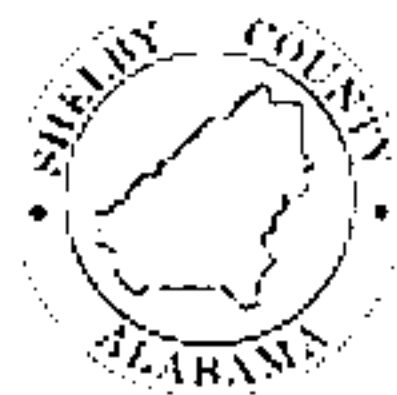
IN WITNESS WHEREOF, I have hereunto set my hand and seal this **29th day of September, 2021.**



NOTARY PUBLIC

My Commission Expires: **3/03/2024**



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Vicky Lynn Manlove, Personal Representative
of Estate of Eunice T. Huntress, Deceased, Case #PR 2020 00912Mailing Address 4796 Seton Hall Road
Colorado Springs, CO 80918Property Address 944 Alpine Way
Indian Springs Village, AL 35124Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2021 09:05:29 AM
\$248.00 CHERRY
20210930000476750*Dee S. Byrd*Grantee's Name Gateway Group Enterprises, Trustee,
Jason Hollon, President, Trustee of 944
Alpine Way TrustMailing Address 270 Doug Baker Blvd., Suite 700-276
Birmingham, AL 35242Date of Sale September 29, 2021
Total Purchase Price \$220,000.00Or
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☐ Appraisal
☐ Other:
_____☒ Closing StatementIf 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 9-2-2021Print Jeff W. Parmer☐ Unattested

(verified by)

Sign Jeff W. Parmer
(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1