

This conveyance prepared without the benefit of current survey or title examination. Attorney makes no representations as to the title of this property.

Send Tax Notice To:
Weston T. Limbach
P.O. Box 1038
Santa Rosa Beach, FL 32459

This instrument was prepared by:
Wm. Randall May
Fulmer, May & Stuckey, LLC
300 Cahaba Park Circle, Suite 100
Birmingham, AL 35242



20211026000519260 1/3 \$381.50
Shelby Cnty Judge of Probate, AL
10/26/2021 12:36:16 PM FILED/CERT

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **RICHARD A. LIMBACH** (herein referred to as Grantor, whether one or more) do grant, bargain, sell and convey unto **THE RICHARD A. LIMBACH REVOCABLE LIVING TRUST**, herein referred to as Grantee, in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 119, according to the Final Plat of Arbor Hill Phase IV, as recorded in Map Book 35, Page 52, in the Office of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year and subsequent years.
2. All restrictions, easements, rights of parties in possession, encroachments, liens for service, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of way, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantor.
5. Matters which would be revealed by a survey of the property conveyed.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, its successors 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 a 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

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 heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of OCTOBER, 2021.



20211026000519260 2/3 \$381.50
Shelby Cnty Judge of Probate, AL
10/26/2021 12:36:16 PM FILED/CERT

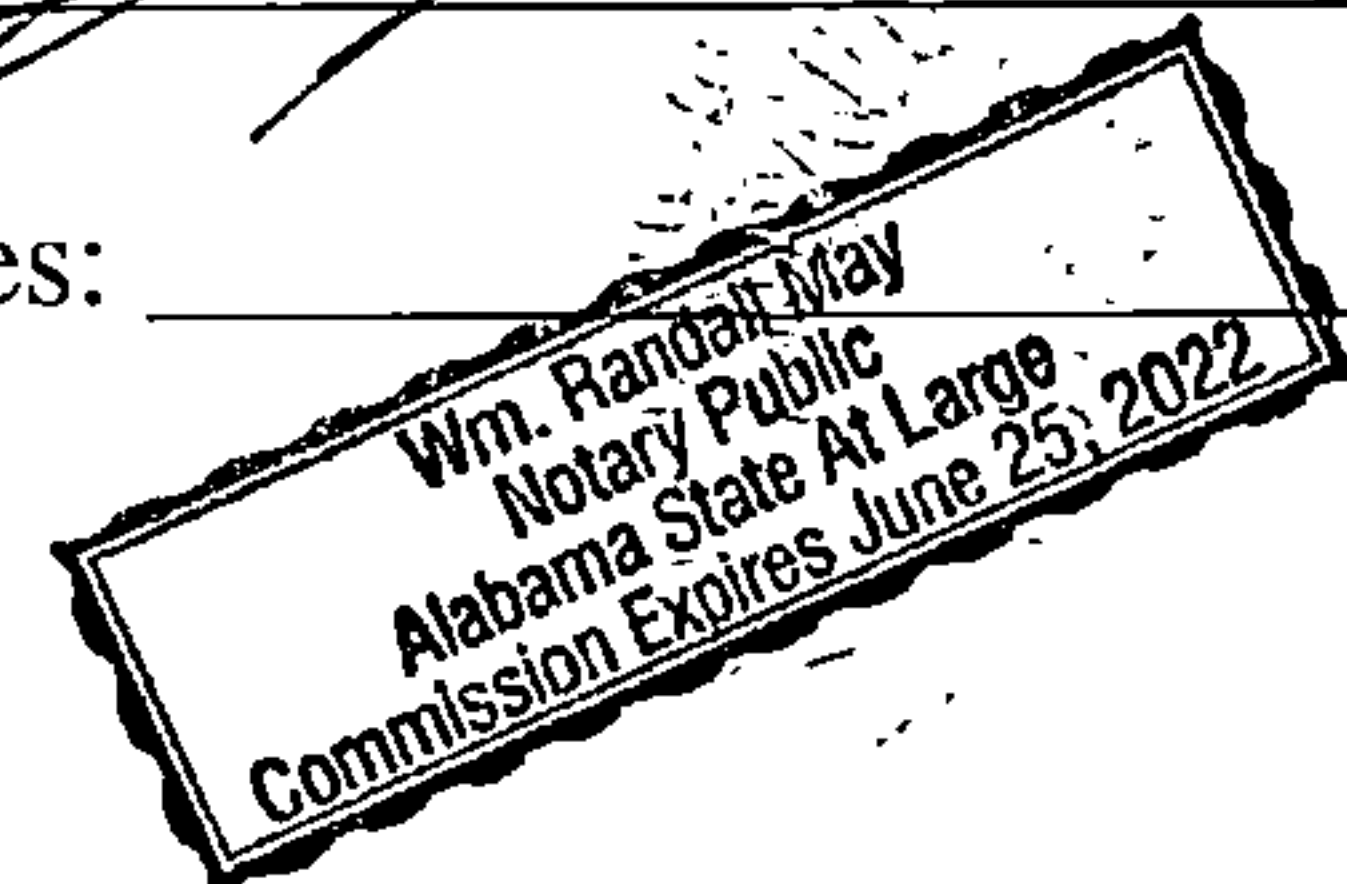
Richard A. Limbach
Richard A. Limbach

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Richard A. Limbach**, whose name 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 executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 24th day of OCTOBER, 2021.

[Signature]
Notary Public
My commission expires: _____



Real Estate Sales Validation Form

20211026000519260 3/3 \$381.50
Shelby Cnty Judge of Probate, AL
10/26/2021 12:36:16 PM FILED/CERT

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

Grantor's Name RICHARD A. LIMBACH
Mailing Address 2376 ARBOR GLENN
HOVER, AL 35244

Grantee's Name RICHARD A. LIMBACH TRUST
Mailing Address SAME AS GRANTOR

Property Address 2376 ARBOR GLENN
HOVER, AL 35244

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 353,200

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 SCO. TAX ASSESSOR
☐ 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 10/26/21

Print LYN RANDALL MAY

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1