

20220311000101390
03/11/2022 10:05:08 AM
DEEDS 1/4

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, Suite 100B
Birmingham, Alabama 35243

Send tax notice to:
Betty Van Gerpen
229 Sheffield Lane
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **SIX HUNDRED NINETY THOUSAND AND 00/100 DOLLARS (\$690,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Pat Roll, individually, and as Successor Trustee of the JPR Trust 2,** does hereby grant, bargain, sell and convey unto **Betty Van Gerpen** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22-54, according to the Survey of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, page 94 A-C, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH non-exclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument 1994-07111; First Amendment to Declaration as recorded in Instrument 1996-17543 and Second Amendment to Declaration as recorded in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase I, recorded as Instrument 20060605000263860 in the Probate Office of Shelby County, Alabama {which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

JPR Trust 2 has not been revoked, modified or amended since the Certificate of Trust dated January 31, 2018, and recorded in Instrument #2018011452.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal this 24th day of February, 2022.

Pat Roll

Pat Roll

STATE OF ALABAMA)

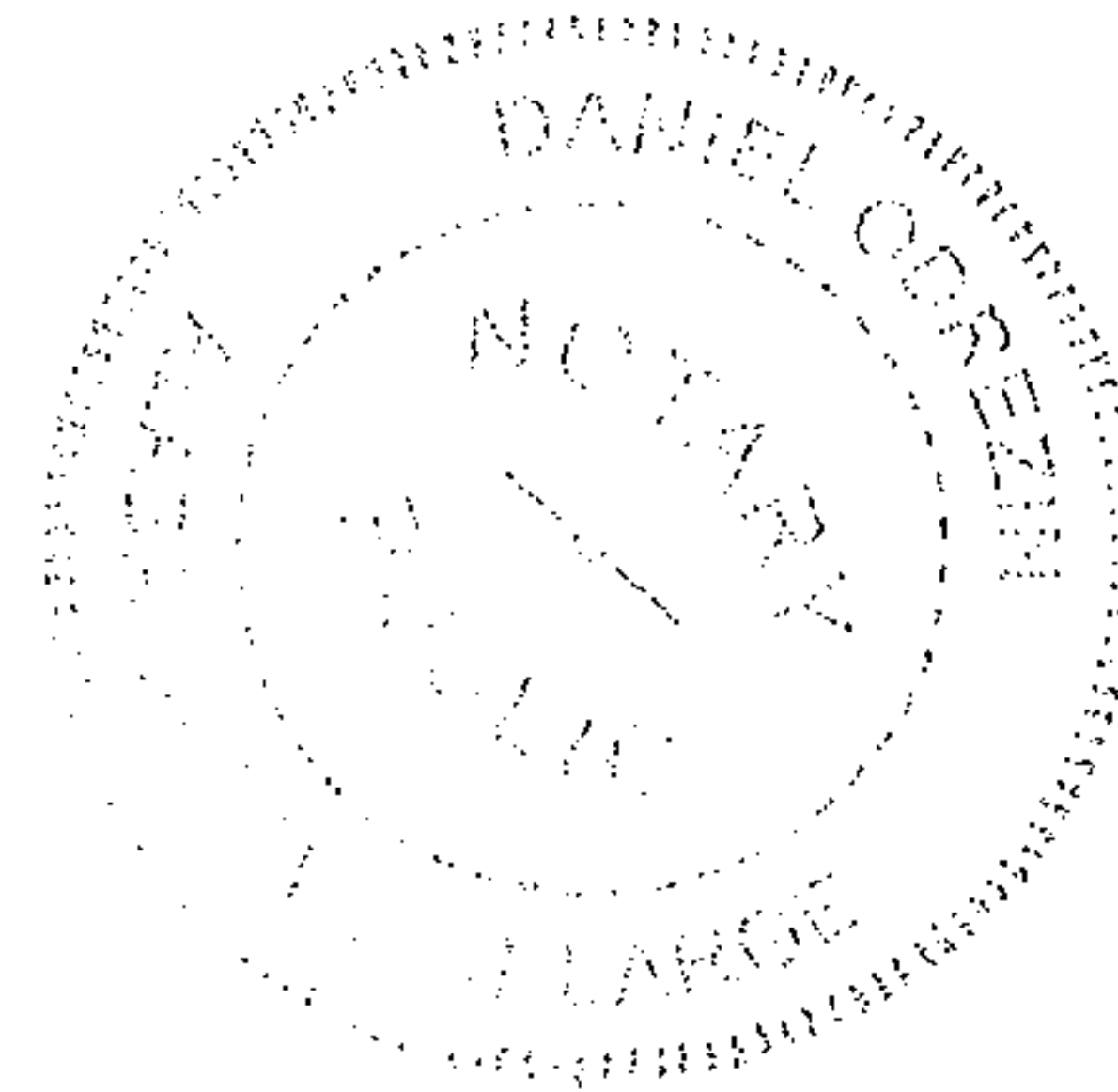
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pat Roll, 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 day the same bears date.

Given under my hand and official seal this 24th day of February, 2022

Notary Public

My Commission Expires: 4/3/22



IN WITNESS WHEREOF, the said Grantor, by Pat Roll, as Successor Trustee, who is authorized to execute this conveyance, has hereto set its signature and seal this 24th day of February, 2022.

JPR Trust 2

By: Pat Roll Successor Trustee
Pat Roll, Successor Trustee

STATE OF ALABAMA)

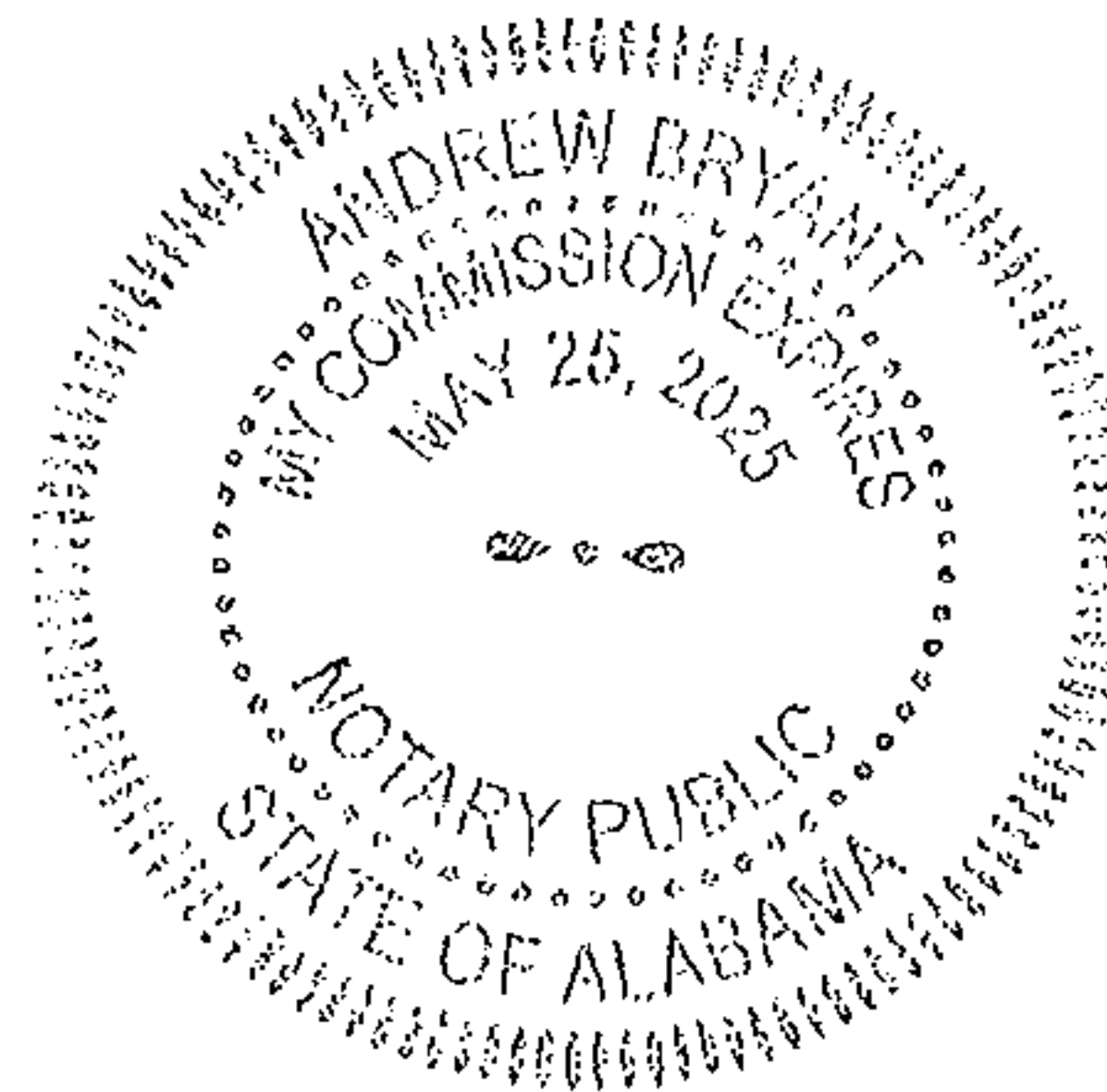
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pat Roll whose name as Successor Trustee of JPR Trust 2, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this 24th day of February, 2022

Andrew Bryant
Notary Public

My Commission Expires: 05/25/2025



Real Estate Sales Validation Form

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

Grantor's Name	<u>JPR Trust 2</u>	Grantee's Name	<u>Betty Van Gerpen</u>
Mailing Address	<u>918 Greystone Highlands Circle</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>229 Sheffield Lane</u> <u>Birmingham, AL 35242</u>
Property Address	<u>229 Sheffield Lane</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>February 24, 2022</u>
		Total Purchase Price	<u>\$690,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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 2/24/22 Print Donovan Finnen

☐ Unattested ☐ (verified by) Donovan Finnen

Sign Donovan Finnen
(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2022 10:05:08 AM
\$722.00 BRITTANI
20220311000101390

Form RT-1

Alvin S. Bayl