

Prepared By and Return To:
Paul Michael Kemp
Access Title & Closing Group, LLC
Attn: Paul Michael Kemp
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
AL-22-00054-RET

Send Property Tax Notice to:
Dorthianna Wright-Shaw
1205 David Drive
Pelham, AL 35124

20220317000110890
03/17/2022 03:15:41 PM
DEEDS 1/5

TRUSTEES DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that:

**Janice D Wright as trustee of
Janice D. Wright Revocable Living Trust, dated September 30, 2019**

For and in consideration of the sum of ONE HUNDRED FORTY-FOUR THOUSAND AND 00/100 DOLLARS (\$144,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

Dorthianna Wright-Shaw

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, his/hers/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See Exhibit "A" attached hereto and incorporated herein

Source of Title: Warranty deed from Janice D. Wright to Janice D Wright as trustee of Janice D. Wright Revocable Living Trust, dated September 30, 2019 and recorded on 09/30/2019 in Inst. #20190930000355900, in the Office of the Judge of Probate, Shelby County, Alabama Records.

This Deed is being simultaneously recorded with a Purchase Money Mortgage having a face amount of \$139,194.00.

The subject property **is not** the homestead of the Grantor.

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, their heirs and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

20220317000110890 03/17/2022 03:15:41 PM DEEDS 2/5

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 14 day of

March, 2022.

*Janice D Wright, as trustee of Janice D Wright Revocable
Living Trust*

**Janice D Wright as trustee of Janice D. Wright
Revocable Living Trust, dated September 30, 2019**

STATE OF AL

COUNTY OF Jeff

I, Dawn R Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Janice D Wright as trustee of Janice D. Wright Revocable Living Trust, dated September 30, 2019**, is/are signed to the foregoing conveyance, and who is/are known to me or produced valid identification acknowledged before me on this day that, being informed of the contents of the conveyance, individually and in their capacity as trustee, they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this the 15 day of March, 2022

[Signature]

Notary Public

My Commission Expires: _____

[Notary Seal]

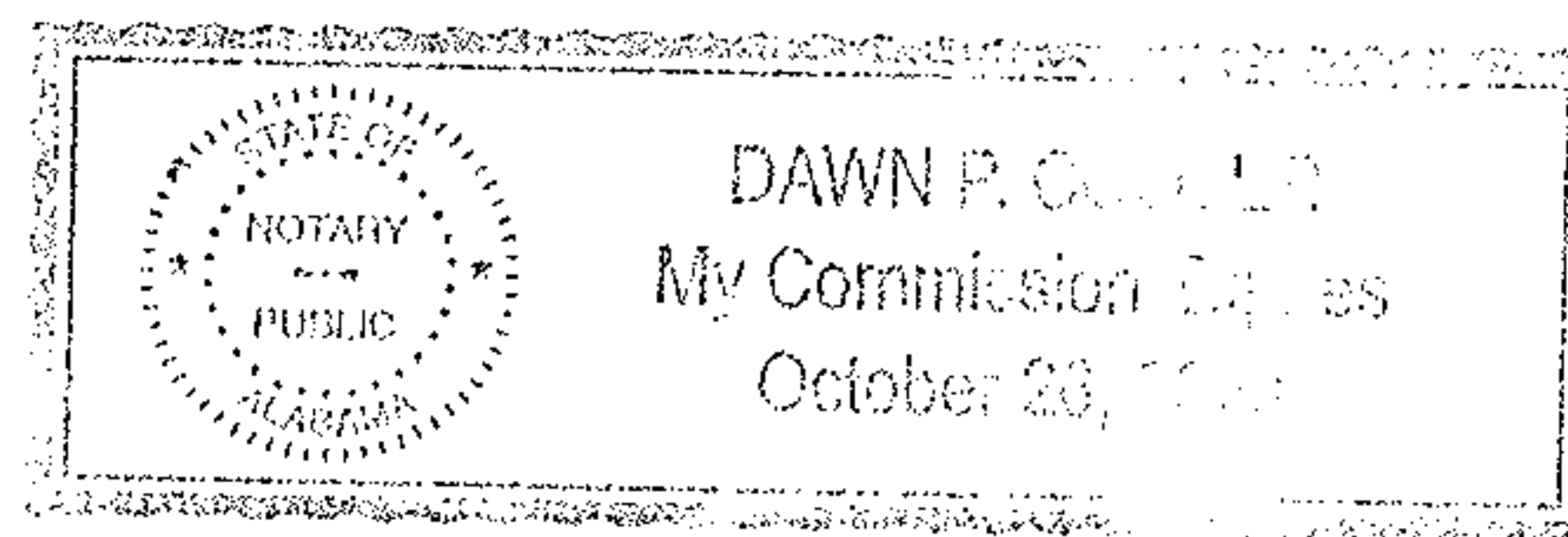


Exhibit "A"

Legal Description

Part of Lot 1, Block 2, Brookfield First Sector, a map of which is recorded in the office of the Judge of Probate, Shelby County, Alabama, in Map Book 5, page 125, and an acreage parcel in the SE 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the northwest corner of said Lot 1, run in a southerly direction along the west line of said Lot 1, for a distance of 101.13 feet, thence turn an angle to the left of 61 degrees 30 minutes and run, in a southeasterly direction for a distance of 78.00 feet, thence turn an angle to the left of 91 degrees 16 minutes 30 seconds and run in a northerly direction for a distance of 170.25 feet, more or less, to a point on the southerly right of way line of David Drive, thence turn an angle to the left and run along said south right of way line for a distance of 147.62 feet, more or less, to the point of beginning.

Subject to: All easements, restrictions and rights of way of record.

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Janice D. Wright Revocable Living Trust

Mailing Address: 1205 David Dr
Pelham AL
35124

Property Address:

1205 David Drive
Pelham, AL 35124

Grantee's Name: Dorthianna Wright-Shaw

Mailing Address: 1205 David Drive
Pelham, AL 35124Date of Sale: 3-15-22Total Purchase Price: \$144,000.00

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
☐ 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 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 is 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: 3-15-22

Unattested _____

Verified by: _____

Print: Access Title & Closing Group, LLC

Sign: [Signature]
(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
03/17/2022 03:15:41 PM
\$39.00 CHERRY
20220317000110890Alvin S. Bayl