

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Mcilwain Group Trust
1401 Doug Baker Blvd. Suite 107-120
Birmingham, AL 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **SEVEN HUNDRED NINE THOUSAND NINE HUNDRED TWENTY EIGHT AND 00/100 (\$709,928.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Vanessa James Bragg as Personal Representative of The Estate of Perry Lawler James, deceased, Shelby County Probate Case #PR-2021-000920** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **John R. Mcilwain and Leslie A. Schmid as Trustees of the Mcilwain Group 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 1191, according to A Subdivision for Single Family Residences of Brook Highland 11th Sector Phase II, an Eddleman Community, as recorded in Map Book 22, page 36, in the Probate Office of Shelby County, Alabama.

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

Property Address: **4086 Somerset Ridge, Birmingham, AL 35242**

\$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 **31st day of May, 2022.**

**The Estate of Perry Lawler James, deceased,
Shelby County Probate Case #PR-2021-
000920**


**By: Vanessa James Bragg
Its Personal Representative**

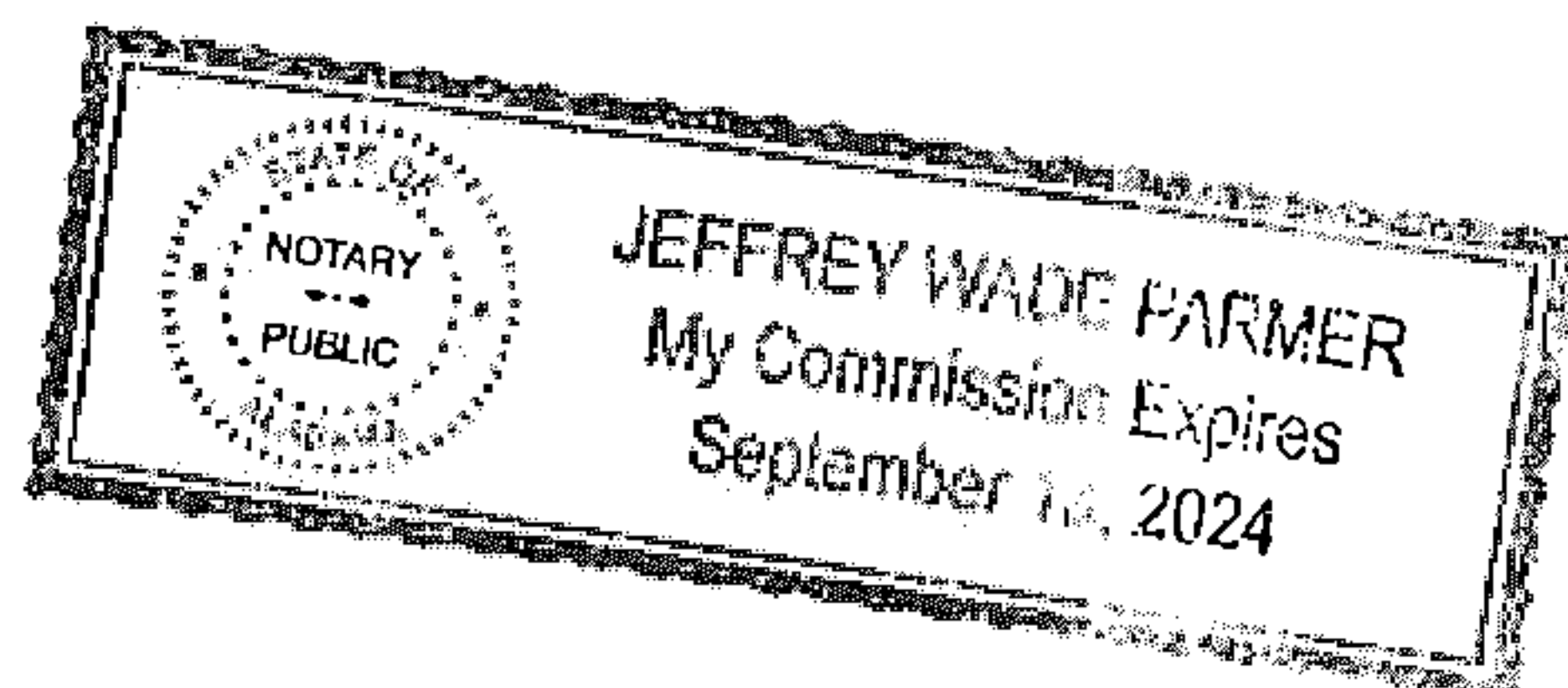
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Vanessa James Bragg** whose name as **Personal Representative of The Estate of Perry Lawler James, deceased, Shelby County Probate Case #PR-2021-000920**, 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 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 **31st day of May, 2022.**


Jeff W. Parmer
NOTARY PUBLIC

My Commission Expires: **09/13/2024**



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name The Estate of Perry Lawler James, deceased,
Shelby County Probate Case #PR-2021-000920Mailing Address 912 Lake Colony Run
Vestavia Hills, AL 35242Property Address 4086 Somerset Ridge
Birmingham, AL 35242Grantee's Name John R. McIlwain and Leslie A.
Schmid, Trustees of McIlwain Group
Trust and Leslie SchmidMailing Address 1401 Doug Baker Blvd, Suite 107-120
Birmingham, AL 35242Date of Sale June 1, 2022Total Purchase Price \$709,928.00

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☐ Apprais
☐ Other:Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2022 08:34:52 AM
\$738.00 JOANN
20220603000223030*Allen S. Byrd*☒ 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 5-31-2022 Print Jeff W. Parmer☐ Unattested

(verified by)

Sign

Jeff W. Parmer
(Grantor/Grantee/ Owner/Agent) circle one**Form RT-1**