

20220627000254410
06/27/2022 09:55:13 AM
DEEDS 1/3

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:

Frances Jo Ann Denney Revocable Trust
40 Nolen Street
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **EIGHT HUNDRED THOUSAND AND 00/100 DOLLARS (\$800,000.00)**, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **Robert A. Holmes, II and Jennifer E. Holmes, a married couple**, (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto **Frances Jo Ann Denney Revocable Trust** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18-15, according to the Final Plat of Mt. Laurel - Phase IIIB, Sector 1, as recorded in Map Book 38, Page 26, in the Probate Office of Shelby County, Alabama.

AND

A part of lot 18-15A according to the survey of Mt. Laurel-Phase III, Resurvey of Lots 18-15 & 18-16 as recorded in Map Book 43, Page 92 in the Office of the Judge of Probate of Shelby County, Alabama and situated in the NE 1/4 of Sections 3, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

BEGIN at the Northeast lot corner of Lot 18-15A according to the survey of Mt Laurel-Phase III, Resurvey of Lots 18-15 & 18-16 as recorded in Map Book 43, Page 92 an run in a Southeasterly direction along the common lot line of lots 18-15A and 18-16A for a distance of 82.93 feet; thence turn a deflection angle to the right of 8°33'34" and continue in the a Southerly direction along said common lot line for a distance of 31.97 feet to the Southeast lot corner of said lot 18-15A, said lot corner lying on a curve to the left having a radius of 649.53 feet and a central angle of 0°35'31" thence turn a deflection angle to the right of 90°00'00" (angle measured to tangent) and run along said curve for a distance of 6.71 feet; thence turn a deflection angle to the right of 87°45'46" (angle measured from tangent) and run in a Northwesterly direction for a distance of 114.14 feet to the POINT OF BEGINNING.

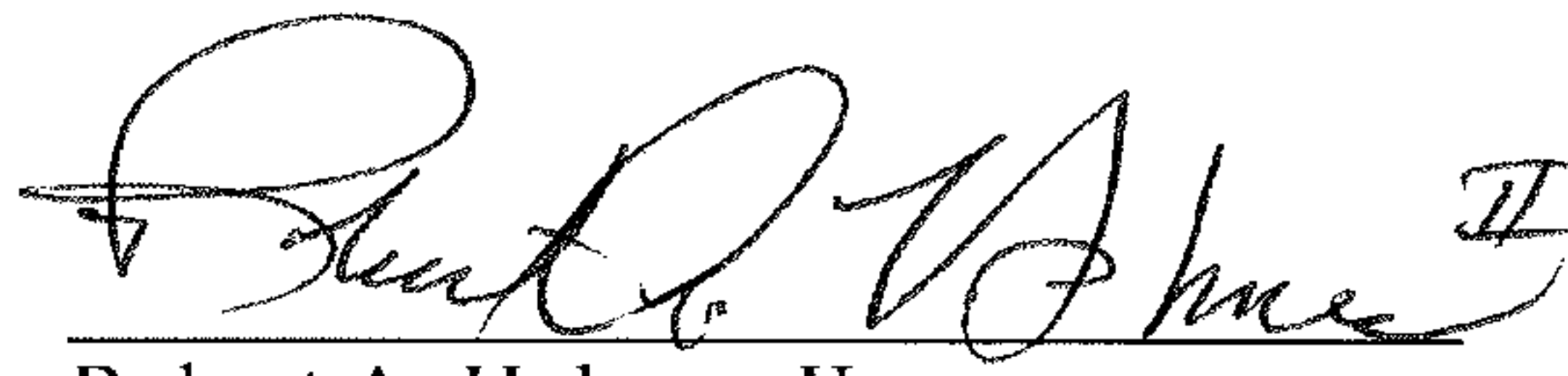
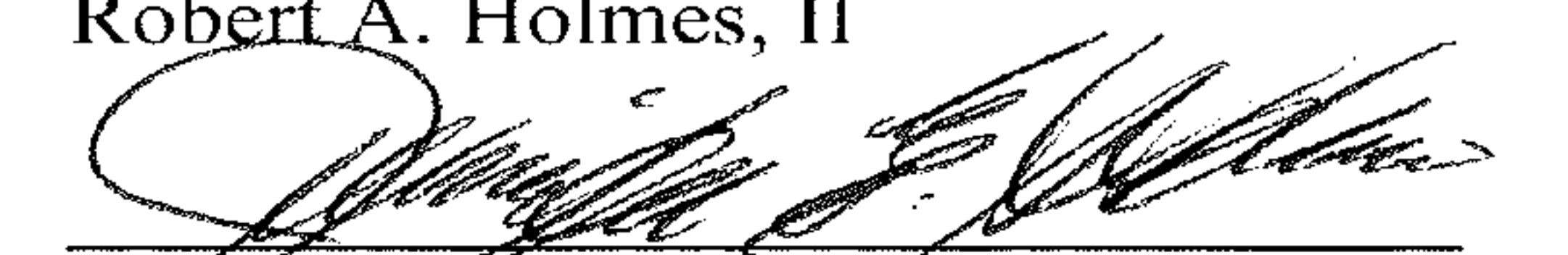
SUBJECT TO ALL MATTERS OF RECORD

\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

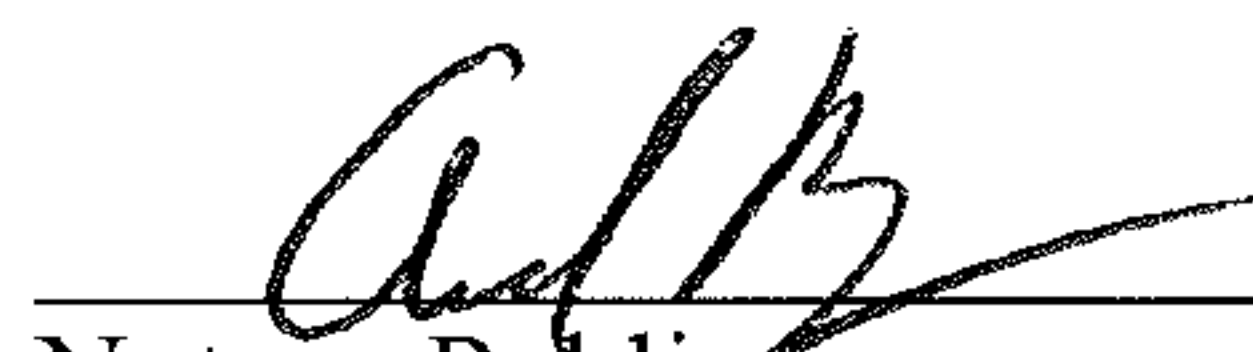
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22nd day of June, 2022.


Robert A. Holmes, II

Jennifer E. Holmes

STATE OF ALABAMA)
JEFFERSON COUNTY)

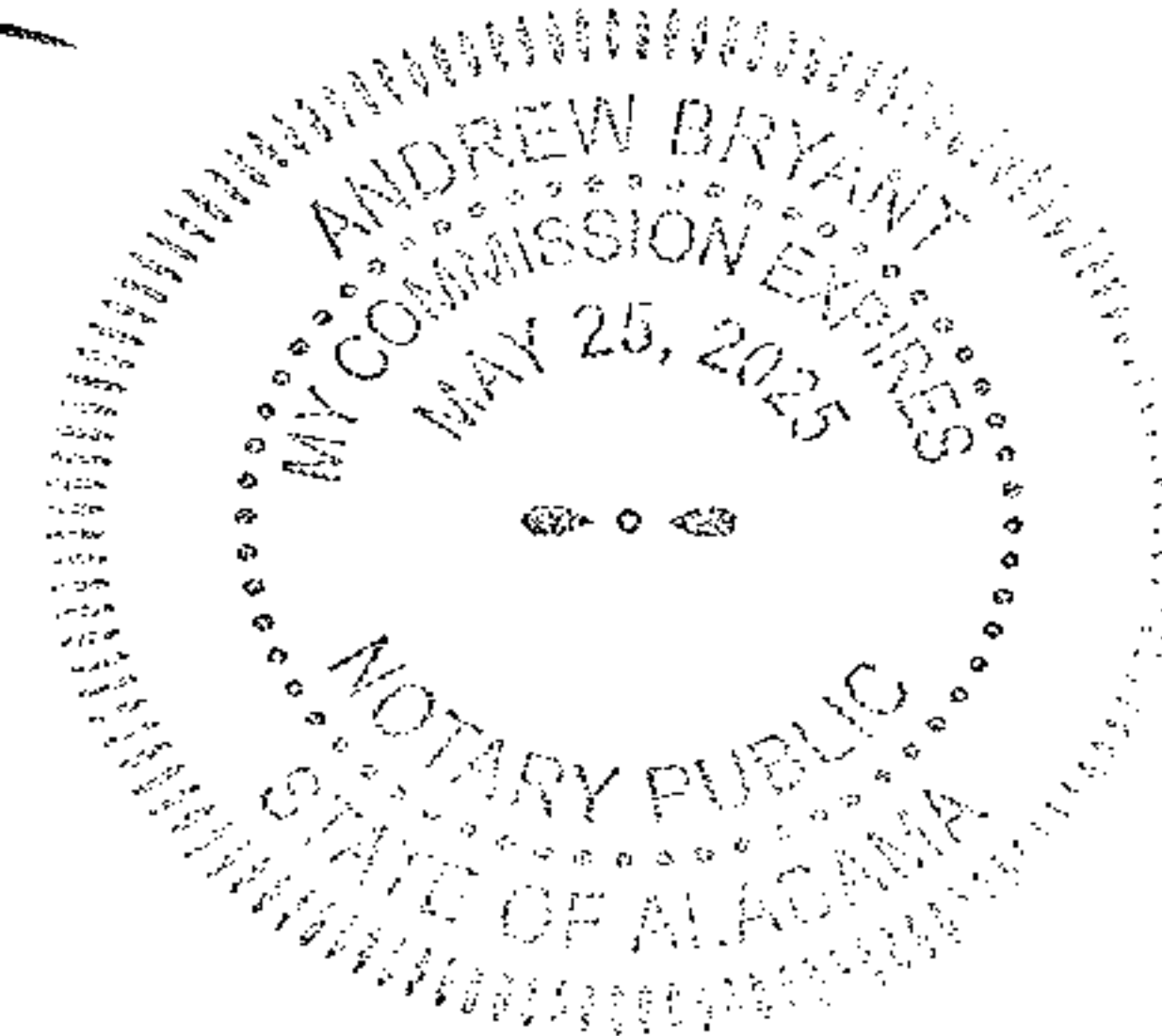
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert A. Holmes, II and Jennifer E. Holmes** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of June, 2022.



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 Robert A. Holmes, II and Jennifer E. HolmesMailing Address 105 Nolen Street
Birmingham, AL 35242Property Address 40 Nolen Street
Birmingham, AL 35242Grantee's Name Frances Jo Ann Denney Revocable TrustMailing Address 40 Nolen Street
Birmingham, AL 35242Date of Sale June 22, 2022
Total Purchase Price \$800,000.00Or
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
☒ 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 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: June 22, 2022

Unattested _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/27/2022 09:55:13 AM
\$828.00 JOANN
20220627000254410

(verified by)

*Allen S. Bayl*Print Donovan Finnen
Sign Donovan Finnen
(Grantor/Grantee/ Owner/ Agent) Circle one**Form RT-1**