



20221017000391540 1/3 \$268.50
Shelby Cnty Judge of Probate, AL
10/17/2022 12:42:12 PM FILED/CERT

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
310 Canyon Park Drive
Pelham, AL 35124

(Description furnished by Grantors. No
survey examined and no title examination
made by this attorney)
Source of Title: Instrument No.
2020902000390260 Recorded in the Probate
Judges office of Shelby County, AL 9/2/20

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that, whereas, the title to the property herein-after described is presently vested in **Janet Northing** and **John Northing**, as joint tenants with right of survivorship.

WHEREAS, **Janet Northing** and **John Northing** desire to convey their ownership of the said property from their survivorship interest to **John William Northing, III**, and **Janet L. Northing**, Trustees of the Northing Family Revocable Living Trust, Dated 10/13 2022.

NOW, THEREFORE, for and in consideration of the sum of One Hundred (\$100.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **Janet Northing** and **John Northing**, husband and wife, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, and convey, unto **John William Northing, III**, and **Janet L. Northing**, Trustees of the Northing Family Revocable Living Trust, dated 10/13 2022, as GRANTEEES, the following described property situated in Shelby County, Alabama, to-wit:

Lot 16, According to the Map of Old Towne Forest, Second Addition, as recorded in Map Book 12, Page 85, in the Probate office of Shelby County, Alabama.

SUBJECT TO: Easements, restrictive covenants, set back line, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record. Subject to mineral and mining rights if not owned by grantors.

Also, subject to a mortgage to Quicken Loans/Rocket Mortgage in the approximate



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amount of \$228,000.00.

TO HAVE AND TO HOLD said premises unto, the said Trustees, for and during their joint lives and upon the death of either, then to the survivor Trustee or to the Successor Trustee.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 13 day of October, 2022.

Janet Northing (L.S.)
Janet Northing

John Northing (L.S.)
John Northing

STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Janet Northing** and **John Northing**, husband and wife, whose name 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 the 13 day of October, 2022.

Amy R. McIlhenny
Notary Public
My Commission Expires MY COMMISSION EXPIRES
AUGUST 17, 2025
NOTARY PUBLIC
STATE OF ALABAMA

Send tax notice to:
John William Northing, III and
Janet L. Northing, Trustees
717 Olde Towne Circle
Alabaster, AL 35007

Real Estate Sales Validation Form

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

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Grantor's Name Janet Northing & John Northing
Mailing Address 717 Old Town Circle
Alabaster, AL 35007

Grantee's Name John William Northing, III and Janet
Mailing Address L. Northing, Trustee of the Northing
Family Revocable Living Trust dated
10/13/2022
717 Old Town Circle
Alabaster, AL 35007

Property Address 717 Old Town Circle
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$ _____
or

Actual Value \$ _____
or

Assessor's Market Value \$ 240,500.00

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 Assessor's Market Value

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 10/13/2022

Print Janet L. Northing

Unattested

(verified by)

Sign Janet L. Northing

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1