



20250916000279600 1/4 \$346.50
Shelby Cnty Judge of Probate, AL
09/16/2025 09:17:10 AM FILED/CERT

This document prepared by:
Amy R. Milling, Attorney
310 Canyon Park Drive
Pelham, AL 35124
(205) 620-1278

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
20050622000310530 Shelby County
Probate Judge, Shelby County, Alabama,
06/22/2005.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of One Hundred and no/100 (\$100.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **Billie H. Bridges**, an unmarried woman, hereinafter referred to as GRANTOR does hereby grant, bargain, sell, warrant and convey unto **Billie H. Bridges**, as Trustee of the **Bridges Family Revocable Living Trust** dated 9-10, 2025, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Lot 1527, according to the Survey of Old Cahaba IV, 2nd Addition, Phase Four, as recorded in Map Book 33 at Page 131, in the Probate Office of Shelby County, Alabama.

Subject To:

1. TAXES FOR THE CURENT YEAR AND SUBSEQUENT YEARS.
2. SUBJECT TO MATTERS SHOWN ON RECORDED MAP BOOK 33 PAGE 80.
3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 20040610000313070.
4. EASEMENTS AND RIGHTS OF WAY OF RECORD, AFFECTING INSURED PREMISES.
5. ANY PRIOR RESERVATION OR CONVEYANCE OF MINERALS OF EVERY KID AND CHARACTER, INCLUDING BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER THE SUBJECT PROPERTY.
6. RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
7. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, VARIATIONS OR SHORTAGES IN AREA OR CONTENT AND ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND/OR INSPECTION OF THE PREMISES.
8. ROADS, STREAMS, WAYS OR EASEMENTS OR CLAIMS OR EASEMENTS NOT

Shelby County, AL 09/16/2025
State of Alabama
Deed Tax: \$315.50

SHOWN BY THE PUBLIC RECORDS, RIPARIAN RIGHTS AND TITLE TO ANY FILLED IN LAND.

9. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

10. ANY ASSESSMENT WHICH IS ALIEN, BUT NOT YET CERTIFIED TO PROPER TAX AUTHORITY.

David F. Bridges, one of the original Grantees in that certain deed recorded on 6/22/2005, died on or about January 9, 2006.

TO HAVE AND TO HOLD the same unto the said Grantee, its heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 10th day of September, 2025.

Billie H. Bridges (L.S.)
Billie H. Bridges

STATE OF ALABAMA)

SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Billie H. Bridges**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of September, 2025.

Amy R. Milling
Notary Public
My Commission Expires: **AMY R. MILLING**
My Commission Expires **August 6, 2029**

Send Tax Notice to:
Bridges Family Revocable Living Trust
324 Stonecreek Circle
Helena, AL 35080



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Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Billie H. Bridges
Mailing Address 324 Stonecreek Circle
Helena, AL 35080

Grantee's Name Billie H. Bridges, as Trustee, of the
Mailing Address Bridges Family Revocable
Living Trust

Property Address 324 Stonecreek Circle
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 315,500

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 Tax Assessor

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 9-10-25

Print Billie H. Bridges

Unattested _____
(verified by)

Sign Billie H. Bridges
(Grantor/Grantee/Owner/Agent) circle one

Print Form