

20210617000295280
06/17/2021 09:39:46 AM
TRSTDEED 1/3

Send tax notice to:
David H. Ward
2331 Lakeside Drive
Birmingham, AL 35244

This Instrument Prepared By:
Vincent J. Schilleci, III, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

TRUSTEE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Hundred Thirty-Five Thousand Dollars (\$135,000) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, Debra Ward McIntosh, in her capacity as Trustee of the Family Trust created under the Last Will and Testament of Wynelle Adkins Ward, deceased (the "Grantor"), with the general authority to execute conveyances conferred upon the Trustee and pursuant to the terms of the Last Will and Testament of said decedent, does grant, bargain, sell and convey unto David H. Ward, an unmarried man (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the survey of Valdawood as recorded in Map Book 8,
Page 6 in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20101229000436190

The above property does not constitute the homestead of the Grantor.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby

County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns forever.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

This instrument is executed by the Grantor solely in her representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in her individual capacity, and the liability of the Grantor is expressly limited to her representative capacity named herein.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on Oct. 24, 2020, 2020.

Debra Ward McIntosh

Debra Ward McIntosh, as Trustee of the Family Trust created under the Last Will and Testament of Wynelle Adkins Ward, deceased

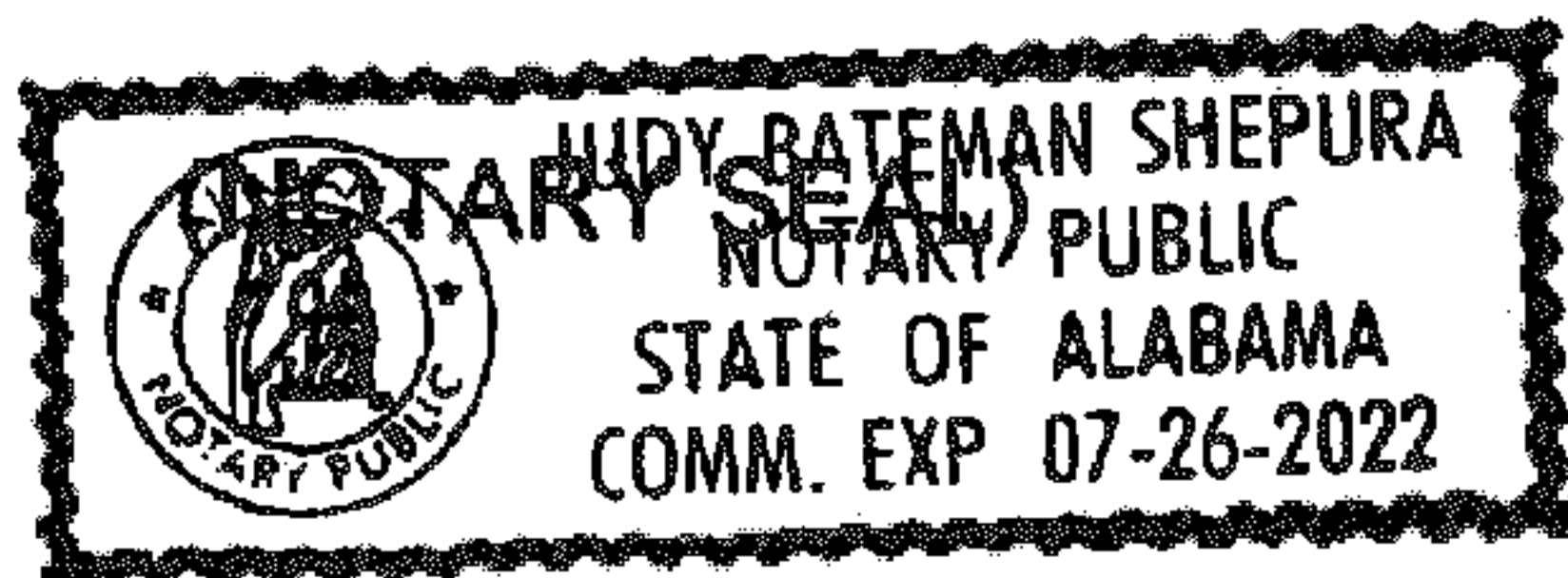
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Debra Ward McIntosh, whose name as Trustee of the Family Trust created under the Last Will and Testament of Wynelle Adkins Ward, deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she, in said capacity as Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on October 24, 2020.

Judy Bateman Shepura
Notary Public

Judy Bateman Shepura
Printed Name

My Commission Expires: 7/26/2022





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2021 09:39:46 AM
\$163.00 BRITTANI
20210617000295280

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Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Debra Ward McIntosh, Ttee
Mailing Address _____

Grantee's Name David H. Ward
Mailing Address 2331 Lakeside Drive
Birmingham, AL 35244

Property Address 2331 Lakeside Drive
Birmingham, AL 35244

Date of Sale 10/4/2020
Total Purchase Price \$ 135,000

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

☐ Appraisal

☐ Sales Contract

☒ Other Agreed upon price

☐ Closing Statement

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 10-24-20

Print Debra Ward McIntosh, Trustee

☒ Unattested

Sign Debra Ward McIntosh, Trustee

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1