

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20220317000109930
03/17/2022 09:52:11 AM
DEEDS 1/3

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to: Surcouf Irrevocable
(Name) Trust
(Address) 230 Sweetbay Dr
Alabaster, AL 35114

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and other good and valuable consideration** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

Jacques Surcouf and wife, Annette Surcouf

(herein referred to as grantors) do grant, bargain, sell and convey unto

Marc Surcouf, Trustee of the Surcouf Irrevocable Trust dated 12/16/21

(herein referred to as GRANTEES), the following described real estate situated in **Shelby County, Alabama** to-wit:

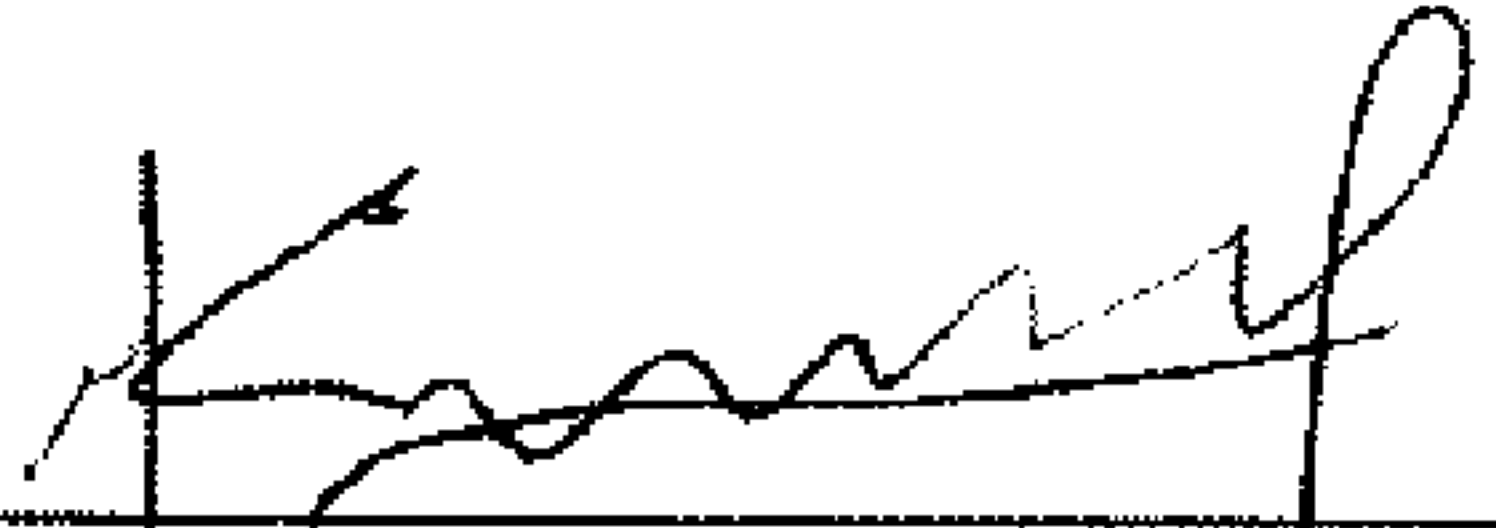
Lot 154, according to the Survey of Lake Forest, First Sector, as recorded in Map Book 24, Page 62, in the Probate Office of Shelby County, Alabama.

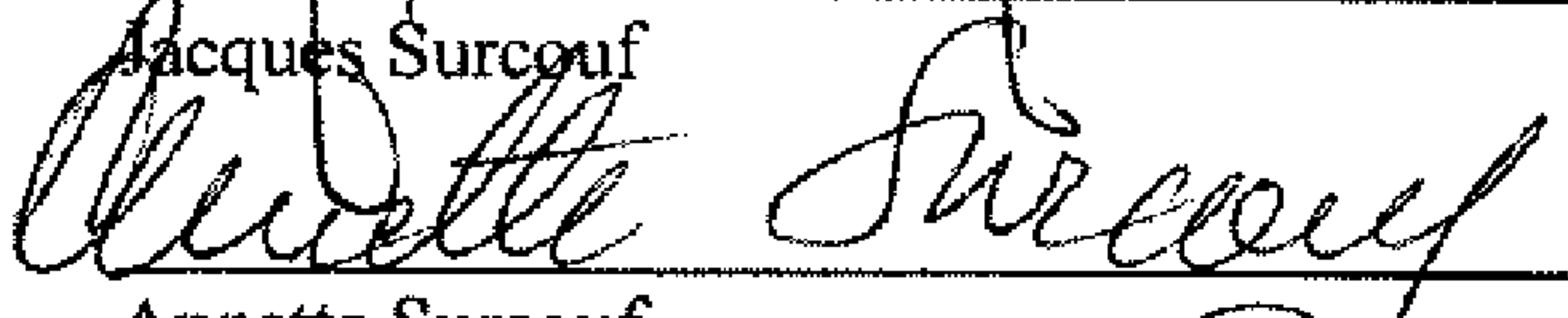
SUBJECT TO: Easements, restrictions and rights-of-way of record.


TO HAVE AND TO HOLD to the said GRANTEE, his, her or theirs heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16th day of March, 2022.




Jacques Surcouf


Annette Surcouf


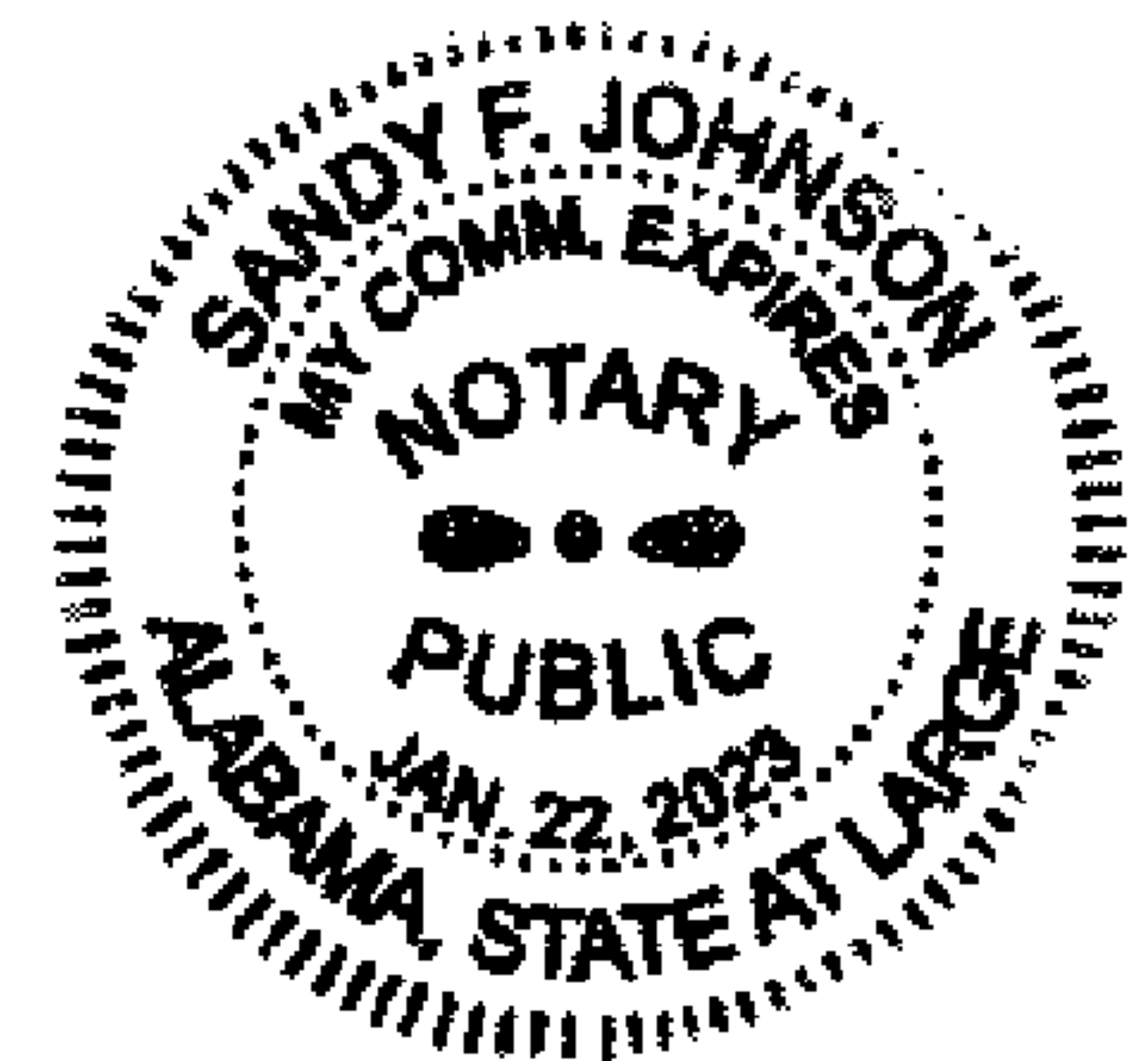
STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jacques Surcouf and Annette Surcouf**, 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 affidavit, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March, 2022.



Notary Public
My commission expires: 1/22/23



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jacques Surcouf and
 Mailing Address Annette Surcouf
230 Sweetbay Dr
Alabaster, AL 35114

Grantee's Name Surcouf Irrevocable Trust
 Mailing Address 230 Sweetbay Dr
Alabaster, AL 35114

Property Address 230 Sweetbay Dr
Alabaster, AL 35114

Date of Sale 3/16/2022

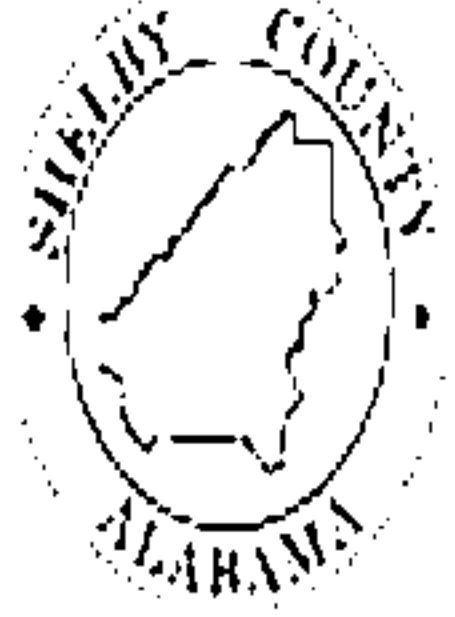
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 214,900.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/17/2022 09:52:11 AM
 \$243.00 JOANN
 20220317000109930

The purchase price or actual value ^{Ally S. Byron} 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 Tax Assessor Assessed Value

☐ 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 3/16/22

Print Sandy F. Johnson

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1