

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Sarah C. Stinnett
412 Meadow Croft Drive
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Kara Scheufens Tolbert, a married person, Benjamin King Scheufens, a married person, and Kurt Joseph Scheufens, an unmarried person, individually and as Personal Representatives of the Estate of Deborah Scheufens, deceased, Shelby County Alabama Probate Case No. PR-2023-000175

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Sarah C. Stinnett

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

Lot 3-A, according to the Survey of Resurvey of Lots 1-9, Meadow Brook Townhomes, Phase III, as recorded in Map Book 34, page 102, in the Probate Office of Shelby County, Alabama.

\$270,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2023 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.



The above described property does not constitute the homestead of the Grantors or their spouses.


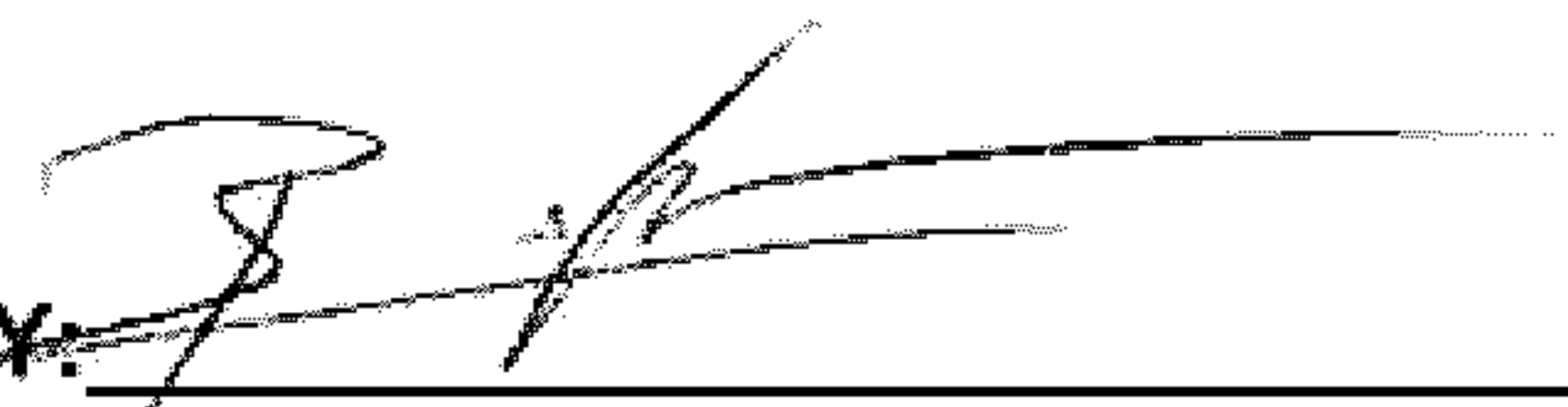
TO HAVE AND TO HOLD UNTO Grantee, her heirs and assigns, forever;

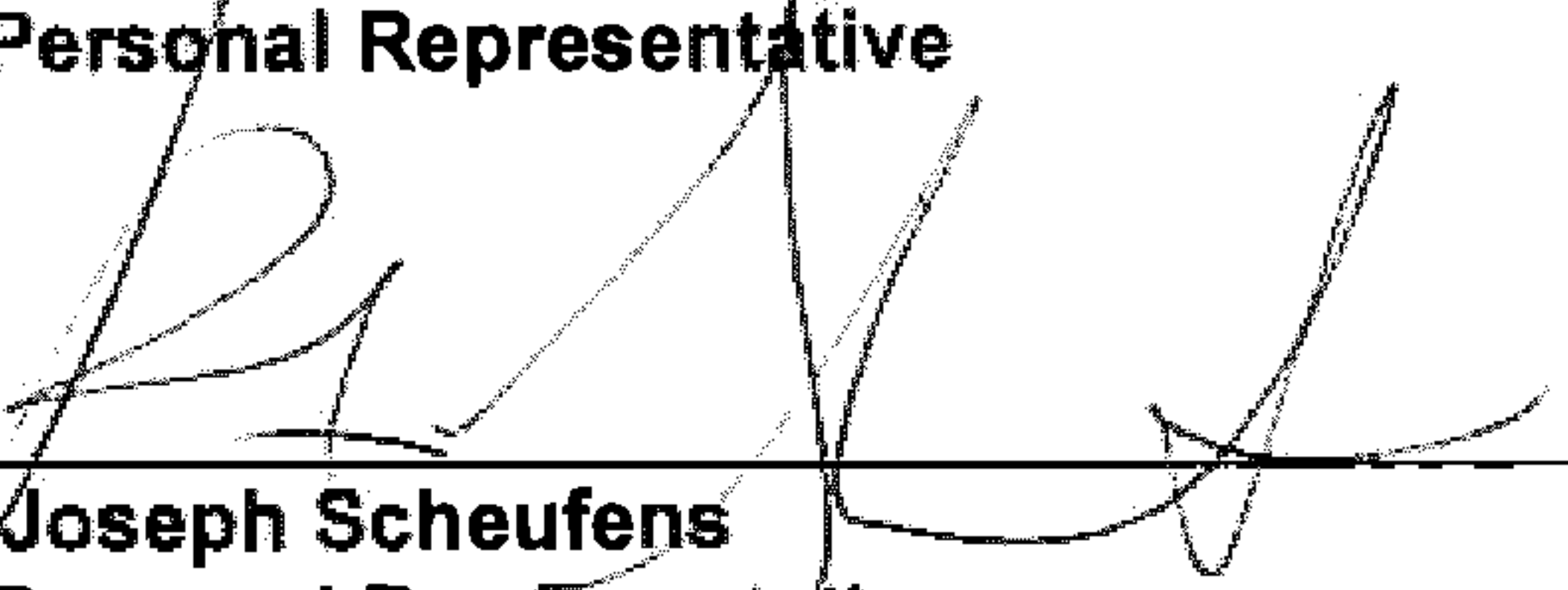
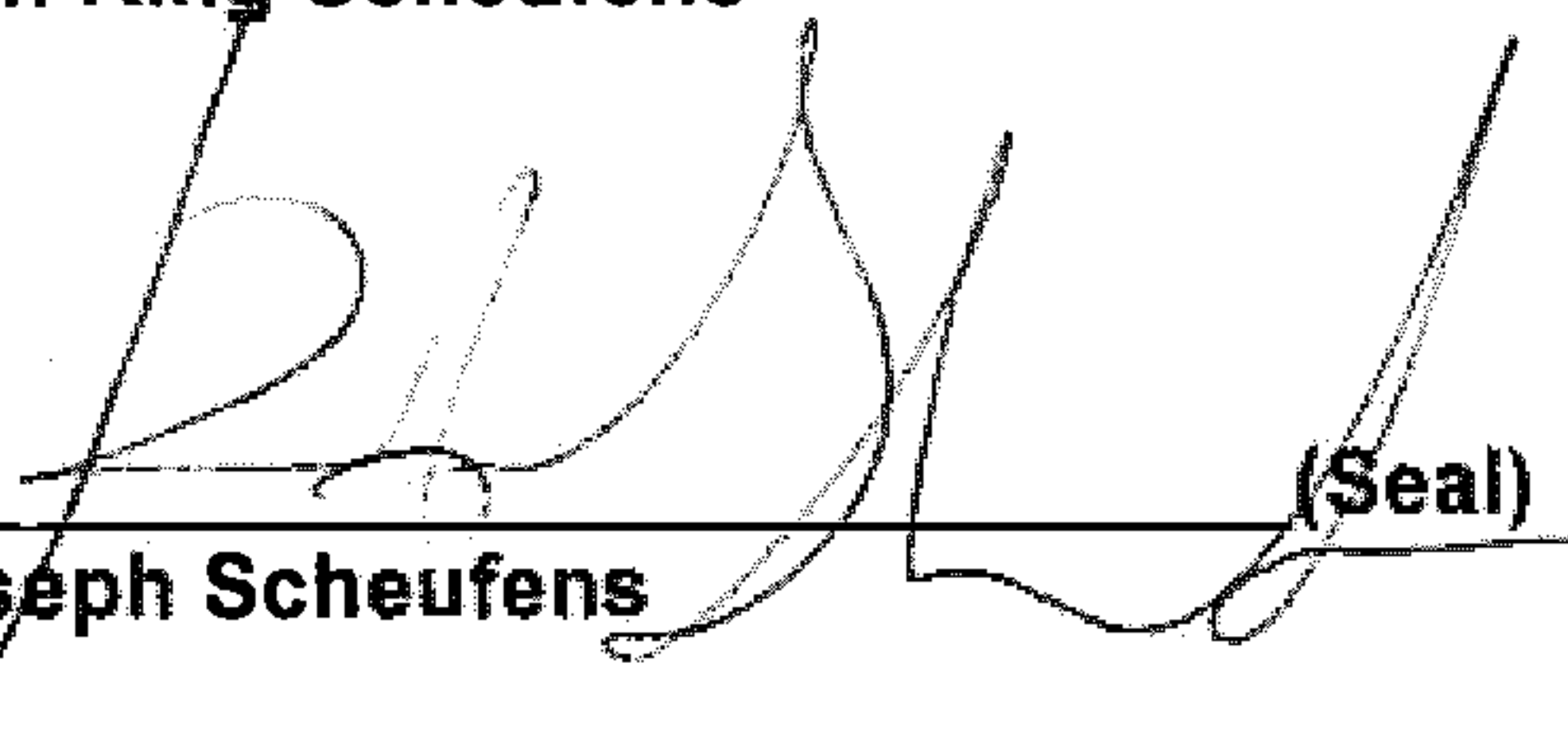
And Grantor does for itself and for its successors and assigns covenant with Grantee, **her** heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representatives, this
24th day of April, 2023.

Estate of Deborah Scheufens

BY:  (Seal) BY:  (Seal)
Kara Scheufens Tolbert Kara Scheufens Tolbert
ITS: Personal Representative

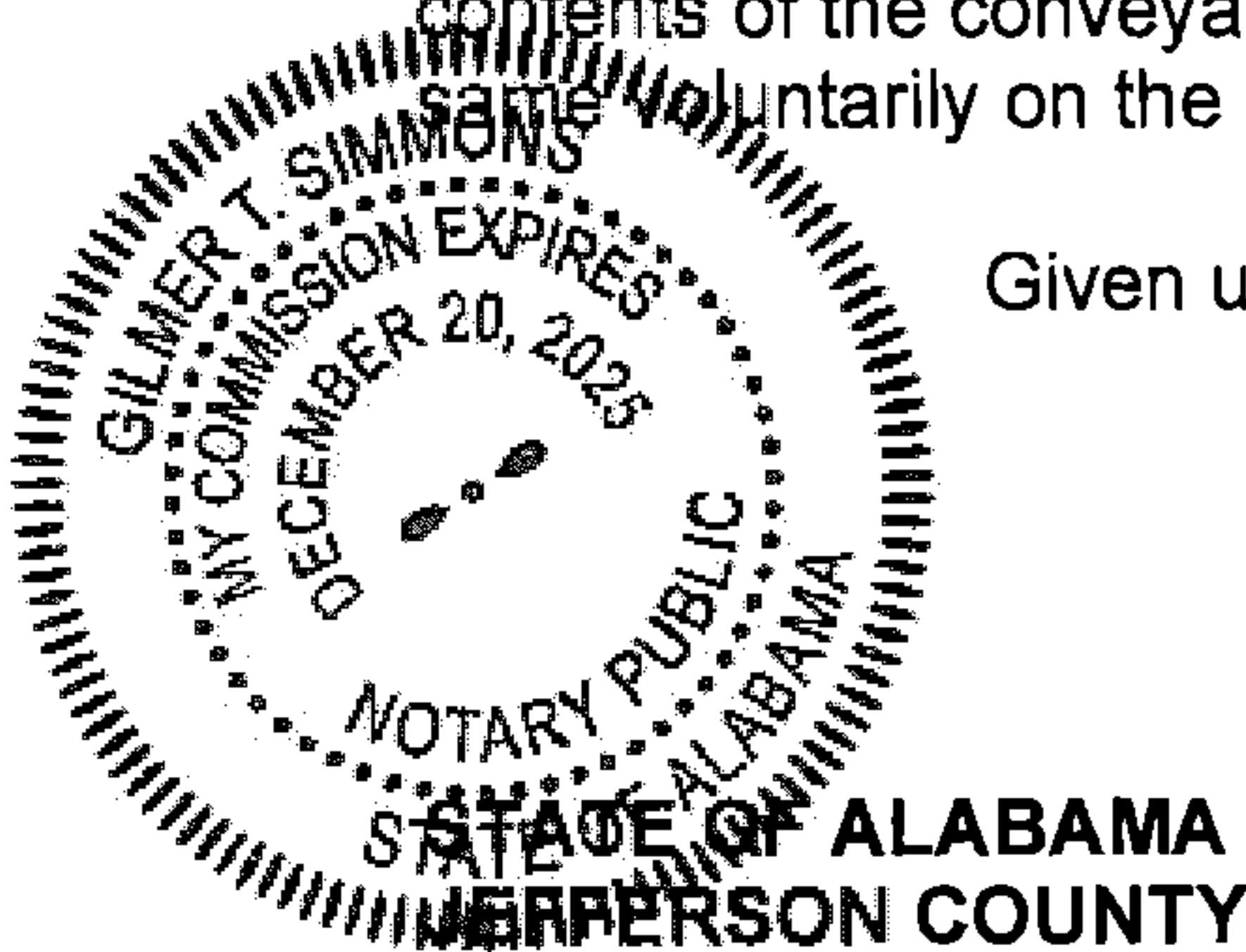
BY:  (Seal) BY:  (Seal)
Benjamin King Scheufens Benjamin King Scheufens
ITS: Personal Representative


BY:  (Seal) BY:  (Seal)
Kurt Joseph Scheufens Kurt Joseph Scheufens
ITS: Personal Representative

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that
**Kara Scheufens Tolbert, Benjamin King Scheufens, and Kurt Joseph Scheufens, as Personal
Representatives of the Estate of Deborah Scheufens;** 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 and with full authority as such **Personal Representatives**, they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this **24th day of April, 2023.**

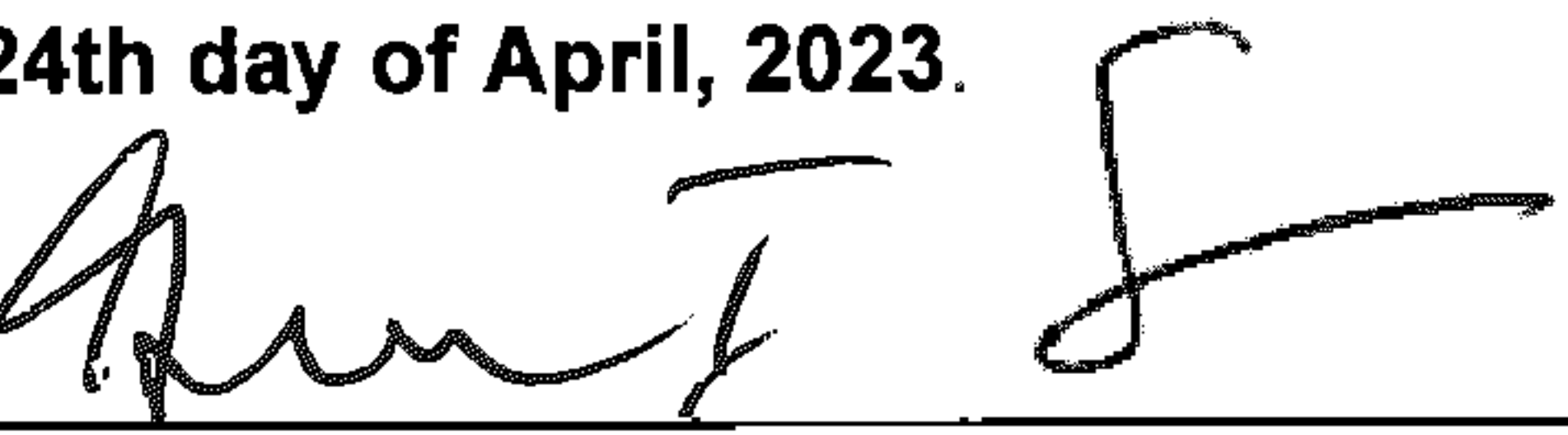



Notary Public: **Gilmer T. Simmons**
My Commission Expires: **12/20/2025**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that
Kara Scheufens Tolbert, Benjamin King Scheufens, and Kurt Joseph Scheufens, 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 **24th day of April, 2023.**




Notary Public: **Gilmer T. Simmons**
My Commission Expires: **12/20/2025**

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
 Grantor Name: **Estate of Deborah Scheufens** Date of Sale: **April 24th, 2023**

Mailing Address: **412 Meadow Croft Drive**
Birmingham, Alabama, 35242

Total Purchase Price: **\$300,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **412 Meadow Croft Drive**
Birmingham, Alabama, 35242

Grantee Name: **Sarah C. Stinnett**

Mailing Address: **3545 Grandview Pkwy, #443**
Birmingham, AL, 35243

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 _____

☒ 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 Section 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 Section 40-22-1 (h).

Date: **April 24th, 2023**

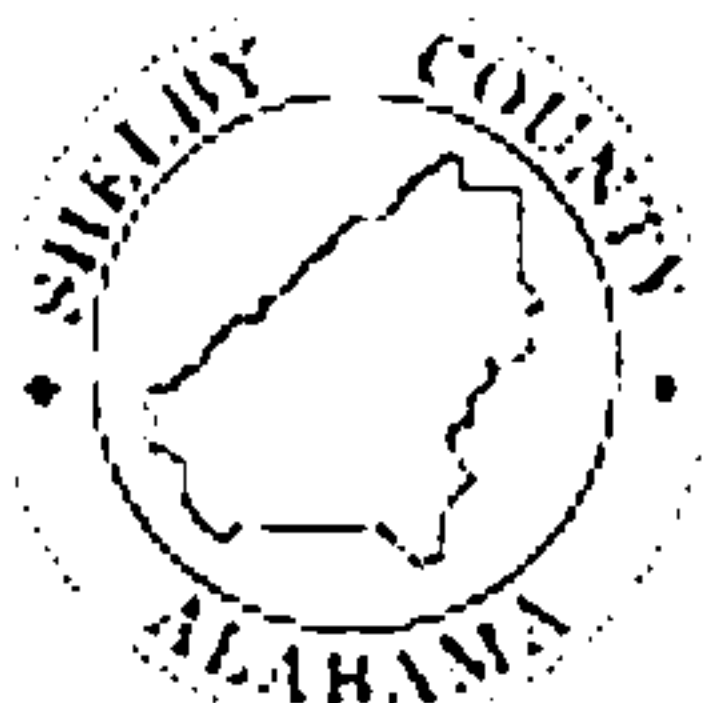
Print: Palmer T. Simmons

☐ Unattested

Sign: [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

04/25/2023 11:02:18 AM

\$63.00 PAYGE

20230425000119850

Allen S. Bayel