

This Instrument was Prepared By:
Mark D. Perkins, Esq.
Perkins & Zayed P.C.
1751 S. Naperville Rd., Ste. 203
Wheaton, IL 60189


20120924000362990 1/3 \$384.00
Shelby Cnty Judge of Probate, AL
09/24/2012 11:15:00 AM FILED/CERT

STATE OF ALABAMA

DEED IN TRUST

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, JOHN H. BECK and LINDA K. ZANDER, husband and wife, (hereinafter to as Grantors) does hereby grant, bargain, sell and convey unto JOHN H. BECK and LINDA K. ZANDER, Trustees, under the JOHN H. BECK LIVING TRUST, dated August 3, 2012, and LINDA K. ZANDER and JOHN H. BECK, Trustees, under the LINDA K. ZANDER LIVING TRUST, dated August 3, 2012, each to an undivided one-half interest, (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 51 according to the Survey of Mills Spring Estates, 3rd Sector as recorded in Map Book 26, Page 88, Shelby County, Alabama Records.

Send Tax Notice to: John Beck and Linda Zander, 629 Mill Springs Ct., Birmingham, AL 35244

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEES, their 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 they are entitled to the immediate possession thereof; 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/24/2012
State of Alabama
Deed Tax: \$365.00

have hereunto set their hands and

JOHN H. BECK

Linda K Zander
LINDA K. ZANDER

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN H. BECK and LINDA K. ZANDER are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

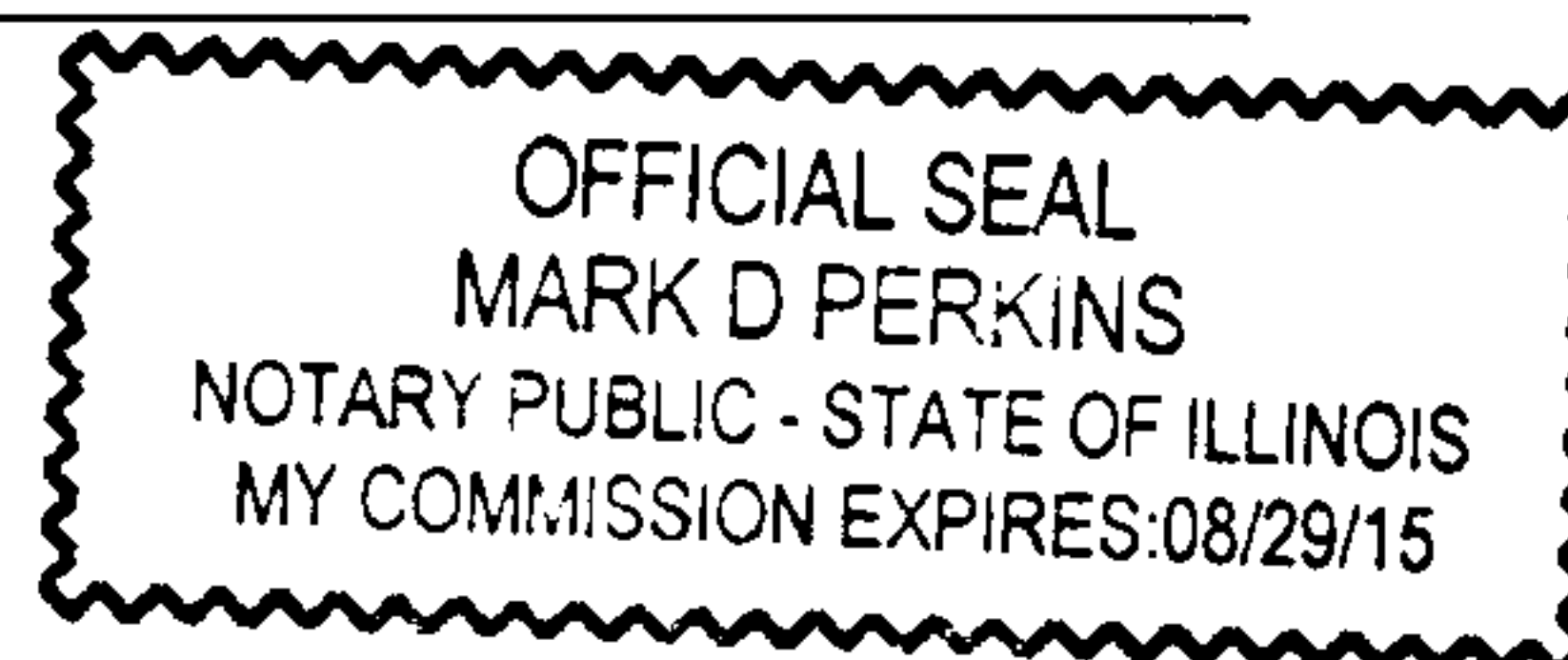
Given under my hand and official seal, 01/5/2



Notary Public

My Commission Expires:

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Real Estate Sales Validation Form

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

Grantor's Name John H. Beck & Linda K. Zander Grantee's Name _____
Mailing Address 629 Mill Springs Ct. Mailing Address 629 Mill Springs Ct.
Birmingham, AL Birmingham AL
35244 35244

Property Address 629 Mill Springs Ct. Date of Sale 8/3/2012
Birmingham AL Total Purchase Price \$ 365,000.00
35244 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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 8/9/12

Unattested

(verified by)

Print Linda Cannizzo, agent

Sign Linda Cannizzo, agent
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1