

This instrument was prepared by  
Mitchell A. Spears  
Attorney at Law (Name)  
P.O. Box 119 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076 (Address)

Send Tax Notice to:  
James P. Stannard, Trustee  
Carolyn A. Stannard, Trustee  
2801 Pepper Tree Lane  
Columbia MO 65201

MARKET VALUE: \$856,000.00

# Statutory Warranty Deed

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and Other Good and Valuable Consideration** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James P. Stannard and wife, Carolyn A. Stannard**, whose address is **2801 Pepper Tree Lane, Columbia MO 65201** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James P. Stannard and Carolyn A. Stannard, Trustees, and any successor Trustees, of the JPS and CAS Trust u/t/a dated October 2, 2014, and any amendment thereto** (herein referred to as Grantee), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

**Lot 1407, according to the Survey of Brook Highland, an Eddleman Community, 14<sup>th</sup> Sector, as recorded in Map Book 23 Page 2 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.**

**SUBJECT TO:**

- Taxes for 2014 and subsequent years.
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights privileges, and immunities relating thereto, appearing in the Public Records.
- Existing covenants, easements, restrictions and rights of way of record.

SOURCE OF TITLE: Inst. No.: 20040205000061490

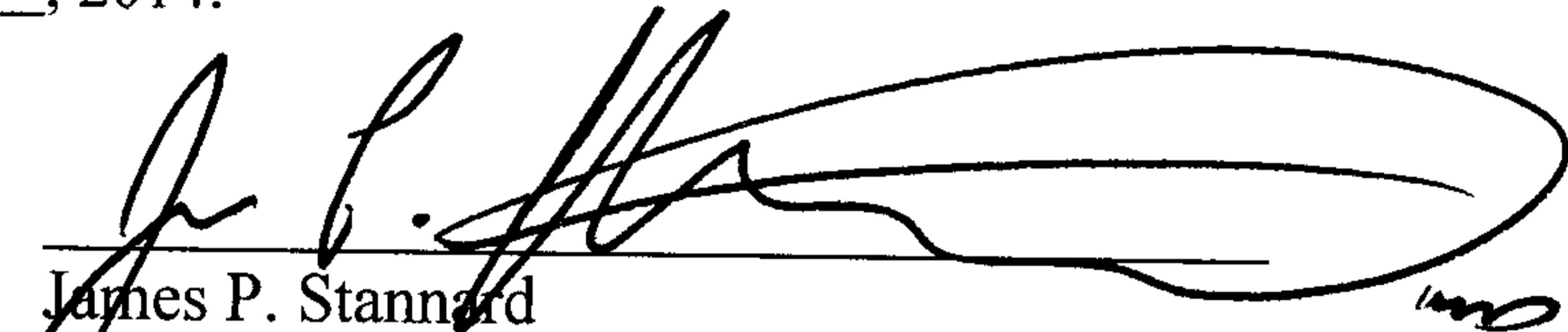
TO HAVE AND TO HOLD, to the said GRANTEE, his, her, or its heirs and assigns  
forever

Shelby County, AL 10/08/2014  
State of Alabama  
Deed Tax: \$856.00

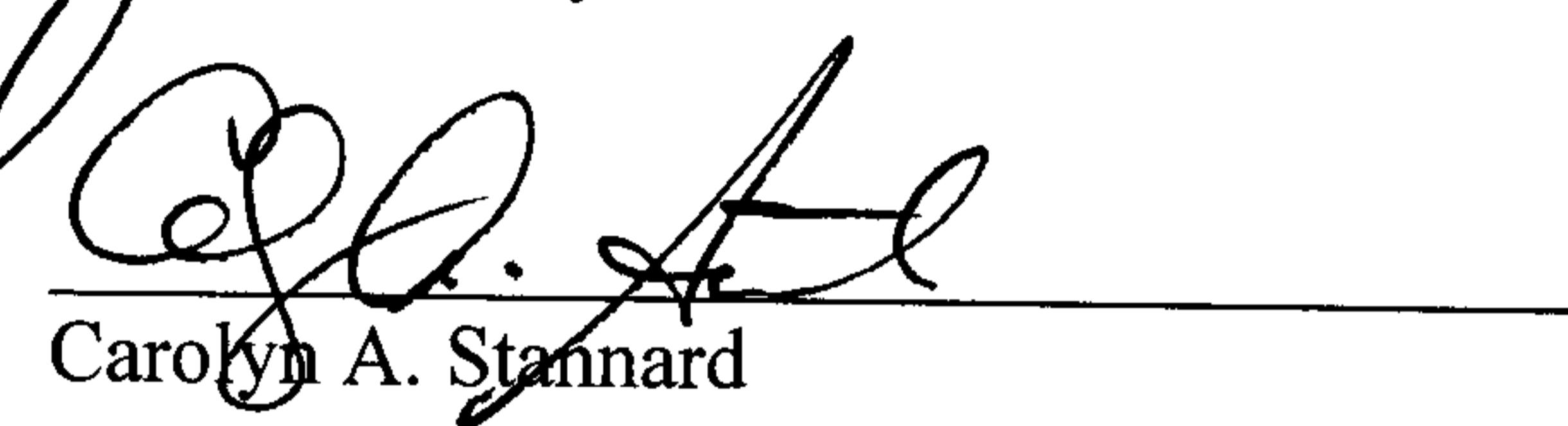


20141008C00316850 1/3 \$876.00  
Shelby Cnty Judge of Probate, AL  
10/08/2014 10:22:31 AM FILED/CERT

2<sup>nd</sup> IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this  
day of October, 2014.



James P. Stannard

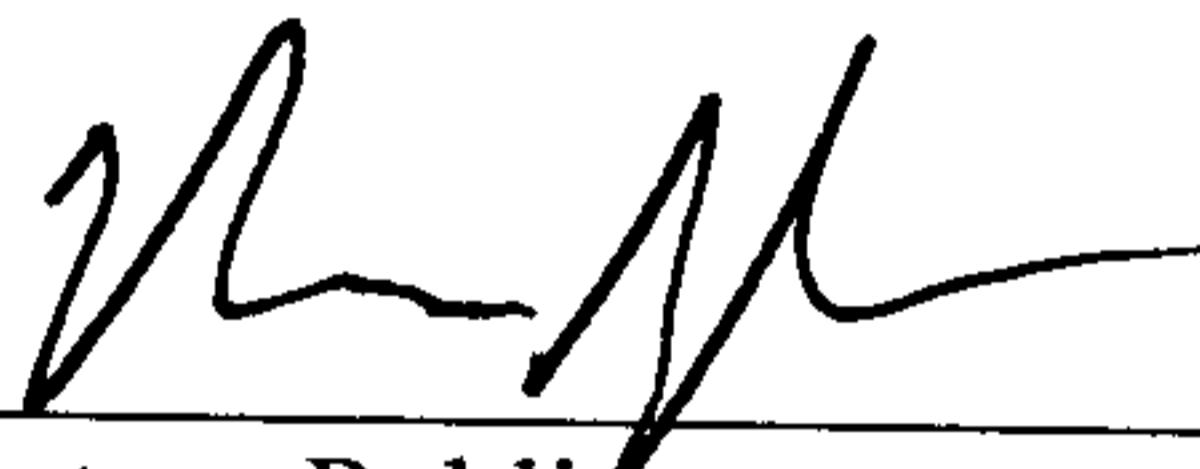


Carolyn A. Stannard

STATE OF MISSOURI )  
COUNTY OF BOONE )

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **James P. Stannard and wife, Carolyn A. Stannard**, 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 2<sup>nd</sup> day of October, 2014.



Notary Public

My commission expires: 3/14/15

NATHAN A JONES  
Notary Public, Notary Seal  
State of Missouri  
Boone County  
Commission # 11158285  
My Commission Expires March 14, 2015



20141008000316850 2/3 \$876.00

Shelby Cnty Judge of Probate, AL

10/08/2014 10:22:31 AM FILED/CERT

# Real Estate Sales Validation Form

## Form RT-1

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

Grantor's Name	<u>James P. Stannard</u>
	<u>Carolyn A. Stannard</u>
Mailing Address	<u>2801 Pepper Tree Lane</u>
	<u>Columbia MO 65201</u>

Grantee's Name James P. Stannard, Trustee  
Carolyn A. Stannard, Trustee  
Mailing Address 2801 Pepper Tree Lane  
Columbia MO 65201

Property Address 8 Brush Creek Farms  
Columbiana AL 35051

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessor's Market Value \$856,000.00

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       Appraisal  
 Other Tax Assessor Records 2014

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).

GRANTORS:   
James R. Stannard   
Carolyn A. Stannard



20141008000316850 3/3 \$876.00  
Shelby Cnty Judge of Probate, AL  
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