

WARRANTY DEED

20150415000121680 1/2 \$451.00
Shelby Cnty Judge of Probate, AL
04/15/2015 03:55:38 PM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Four Hundred Thirty-Four Thousand and 00/100 (\$434,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **JOHN H. BECK AND LINDA K. ZANDER, TRUSTEES UNDER THE JOHN H. BECK LIVING TRUST AND LINDA K. ZANDER LIVING TRUST** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **WALLACE, SR. LIVING TRUST DATED FEBRUARY 5, 1997 AS RESTATED DECEMBER 30, 2008**, referred to as Grantee(s), its successors and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 51, ACCORDING TO THE SURVEY OF MILL SPRINGS ESTATES, 3RD SECTOR AS RECORDED IN MAP BOOK 26, PAGE 88, SHELBY COUNTY, ALABAMA RECORDS.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), its successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), its successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), its successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), its successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 10th day of April, 2015.

JOHN H. BECK LIVING TRUST AND LINDA K. ZANDER LIVING TRUST

BY [Signature]
JOHN H. BECK, TRUSTEE

BY [Signature]
LINDA K. ZANDER, TRUSTEE

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that JOHN H. BECK, TRUSTEE AND LINDA K. ZANDER, TRUSTEE OF JOHN H. BECK LIVING TRUST AND LINDA K. ZANDER LIVING TRUST and whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they, in their capacity of Attorney-in-Fact and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 10th day of April, 2015.

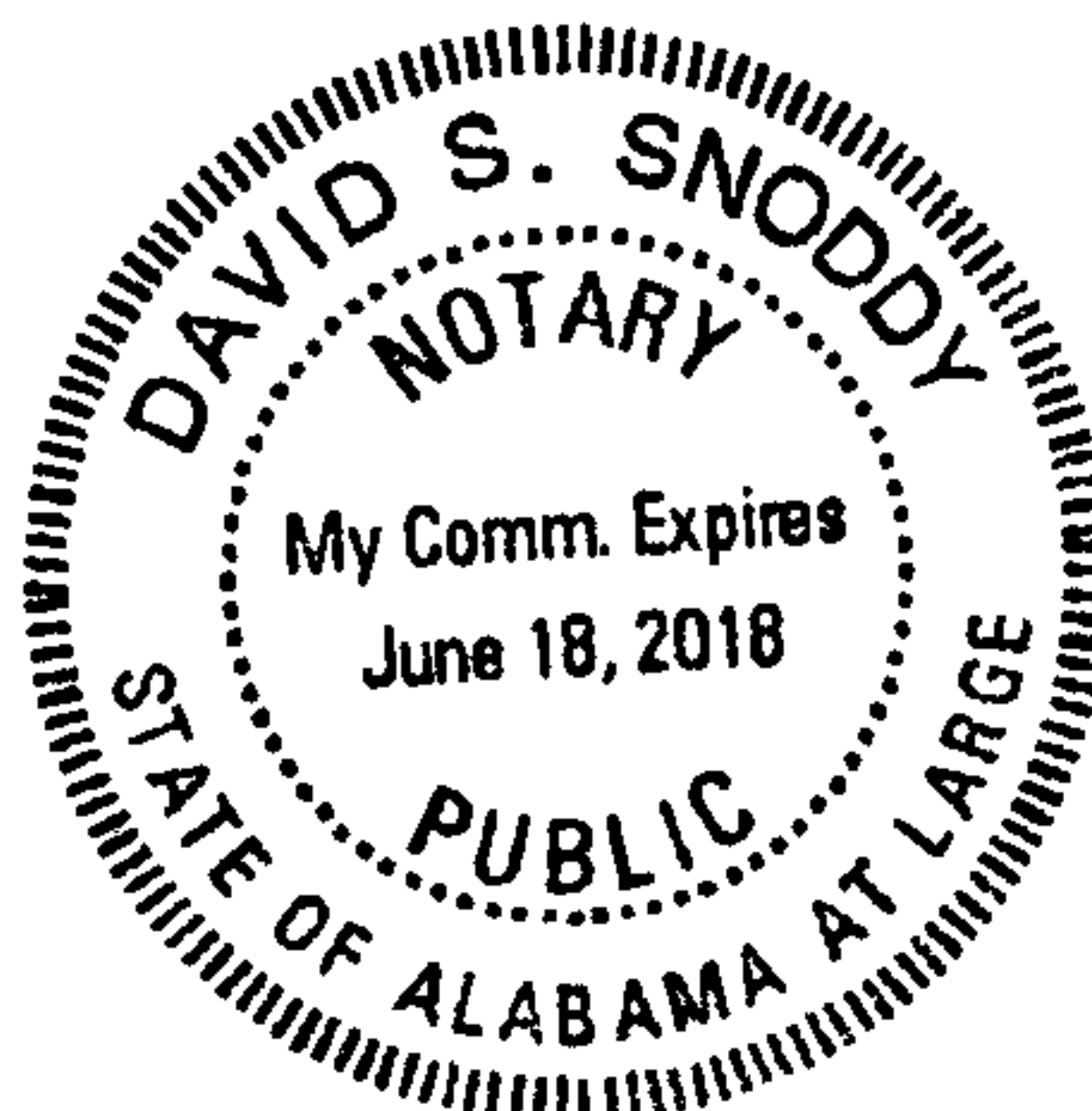
My Commission Exp: _____

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY:
THE SNOODY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
WALLACE, SR. LIVING TRUST
629 MILL SPRINGS COURT
HOOVER, AL 35244

Shelby County, AL 04/15/2015
State of Alabama
Deed Tax: \$434.00



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, TRUSTEE AND LINDA K. ZANDER TRUSTEE
OF THE JOHN H. BECK LIVING TRUST AND LINDA K ZANDER LIVING TRUST,

Grantee's Name WALLACE, SR. LIVING TRUST DATED FEBRUARY 5, 1997 AS
RESTATED ON DECEMBER 30, 2008

Mailing Address: 5376 Pineywood Road Mailing Address: 629 MILL SPRINGS COURT
Birmingham, AL 35242 HOOVER, AL 35244

Property Address 629 MILL SPRINGS COURT
HOOVER, AL 35244

Date of Sale April 10, 2015
Total Purchaser Price \$434000.00

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 _____
__X__ 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 4/10/15

Unattested [Signature]
(verified by)

Print Linda K. Zander

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

