

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:

R. F. (Ben) Stewart, III
NOLAN STEWEART P.C.
1401 Providence Park, Suite 250
Birmingham, Alabama 35242



20160328000098900 1/3 \$243.00
Shelby Cnty Judge of Probate, AL
03/28/2016 02:26:50 PM FILED/CERT

Send Tax Notice To:

James D. and Lynda A. Wheat, Trustees
293 Wynlake Drive
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TWENTY ONE THOUSAND SEVEN HUNDRED TEN AND NO/100 DOLLARS (\$221,710.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JAMES D. WHEAT and wife, LYND A. WHEAT, as joint tenants with right of survivorship

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

JAMES D. WHEAT and LYND A. WHEAT, Trustees, or their successors in trust, under the WHEAT LIVING TRUST, dated November 24, 2015, and any amendments thereto

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

**Lot 176 according to the Final Plat of Wynlake, Phase 4B as recorded in Map Book 22, Page 63, in the Probate Office of Shelby County, Alabama.
(Parcel ID 23-8-27-0-000-001.050)**

Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right

to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE**, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12th day of February, 2016.

James D. Wheat
JAMES D. WHEAT, Grantor

Lynda A. Wheat
LYNDA A. WHEAT, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Teresa Banks, a Notary Public in and for said County, in said State, hereby certify that James D. Wheat and Lynda A. Wheat, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 12th day of February, 2016.

{Seal}

Teresa Banks
Notary Public
My Commission Expires: _____



NOTARY
PUBLIC

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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 James D. Wheat and wife, Lynda
Mailing Address A. Wheat
293 Wynlake Drive
Alabaster, AL 35007

Grantee's Name James D. Wheat and
Mailing Address Lynda A. Wheat, Trustees
293 Wynlake Drive
Alabaster, AL 35007

Property Address 293 Wynlake Drive
Alabaster, AL 35007
Parcel ID 23-8-27-0-000-001.050

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 221,710

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 Tax Assessor's Records

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 _____

Print BEN STEWART III

Unattested _____

Sign BEN STEWART III
(Grantor/Grantee/Owner/Agent) circle one



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id by)

Print Form

Form RT-1