


Recording Requested By
and When Recorded Mail To:
Anderson Reynard, LLP
2468 Historic Decatur Road, Suite 220
San Diego, CA 92106

Shelby County, AL 12/04/2018
State of Alabama
Deed Tax: \$178.50

Mail Tax Statements To:

Sally I. Blundell]
1114 Hubbard Avenue
Escondido, CA 92027]


20181204000424420 1/3 \$200.50
Shelby Cnty Judge of Probate, AL
12/04/2018 03:11:55 PM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED
(TRANSFER TO TRUST)**

STATE OF ALABAMA)

Parcel No. 13 5 21 3 002 003.048

COUNTY OF SHELBY)

On June 25, 2007, a Statutory Warranty Deed was executed to Grantees Lou Steven Blundell and Sally E. Blundell (more correctly known as Sally I. Blundell) as joint tenants with rights of survivorship and recorded as Instrument No. 20070629000307290 on June 29, 2007. Lou Steven Blundell died on 9/27/2017 and Sally I. Blundell is the surviving joint tenant.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy Eight Thousand, Two Hundred Dollars (\$178,200.00) and other good and valuable consideration to the undersigned grantor, Sally I. Blundell (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto Sally I. Blundell and Larry Wolfe, Trustees or their successors in interest, of the Steve and Sally Blundell Living Trust dated November 8, 2000 (herein referred to as "Grantee"), its interest in the following described real estate situated in the County of Shelby, State of Alabama, to wit:

Lot 348, according to the Survey of Phase II, Fieldstone Park, Third Sector, as recorded in Map Book 20, Page 35 A & B, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; current taxes and for subsequent years not yet due and payable.

More commonly known as 909 Stonewood Road, Helena, AL 35080

TO HAVE AND TO HOLD the described premises to Grantee, its heirs, executors, successors and assigns forever.

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on November 1, 2018.


Sally I. Blundell, Grantor

Attachment to Warranty Deed (Transfer to Trust)
Parcel No. 13 5 21 3 002 003.048

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

)

) ss.

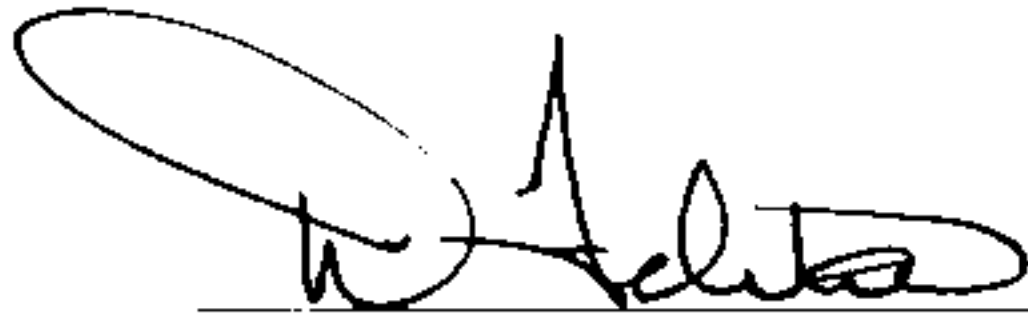
COUNTY OF SAN DIEGO

)

On Nov 1, 2018, before me, D. Felton, a Notary Public, personally appeared Sally I. Blundell, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entities upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Signature of 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 Sally I. Blundell & Larry Wolfe, Trustees of

Grantor's Name Sally I Blundell
Mailing Address 1114 Hubbard Avenue
Escondido CA 92027

Grantee's Name Steve & Sally Blundell Living Tr.
Mailing Address 1114 Hubbard Avenue
Escondido CA 92027

Property Address 909 Stonewood Road
Helena AL 35080

Date of Sale No sale - transfer to trust
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 178,200

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

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 11/1/18

Print Sally I Blundell

Unattested

Sign Sally Blundell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

