

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:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
Birmingham, AL 35243

Send Tax Notice To:
Ottis Harold Youngblood, III
Lori Rhea Youngblood
1530 Indian Crest Drive
Indian Springs Village, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

THERESA J. YOUNGBLOOD, OTTIS HAROLD YOUNGBLOOD, III AND BRADLEY TAYLOR YOUNGBLOOD, TRUSTEES, UNDER THE YOUNGBLOOD LIVING TRUST, DATED JUNE 11, 2008 AND ANY AMENDMENTS THERETO

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

OTTIS HAROLD YOUNGBLOOD, III AND LORI RHEA YOUNGBLOOD

(herein referred to as Grantee, whether one or more), for and during their joint lives as joint tenants 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 Shelby County, Alabama, to-wit:

Lot 2, in Block 2, according to the survey of Indian Crest Estates, Second Sector, as recorded in Map Book 5, Page 42, in the Probate Office of Shelby County, Alabama. Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

Theresa J. Youngblood, Trustee, is the surviving Grantee-Trustee in that certain warranty deed recorded at Instrument Number 20080617000246240 on 6/17/2008 in the Office of the Judge of Probate of Shelby County, Alabama. The other Grantee-Trustee, Ottis H. Youngblood, died on or about November 4, 2016. A copy of his death certificate is attached.


TO HAVE AND TO HOLD to the said grantee for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 2 day of November, 2018.


YOUNGBLOOD LIVING TRUST, DATED JUNE 11, 2008

BY:



THERESA J. YOUNGBLOOD, TRUSTEE


BRADLEY TAYLOR YOUNGBLOOD, TRUSTEE



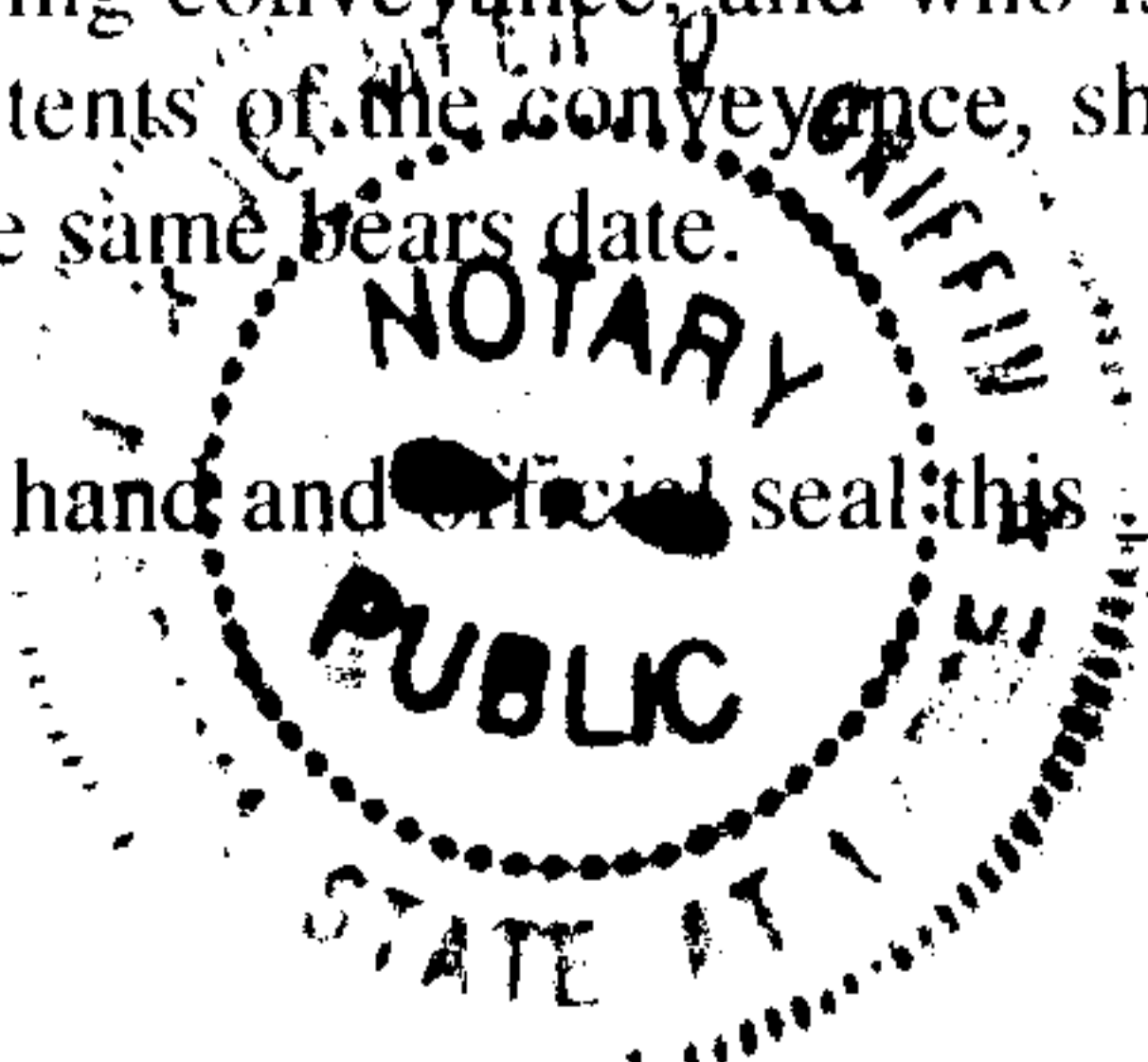
OTTIS HAROLD YOUNGBLOOD, III, TRUSTEE

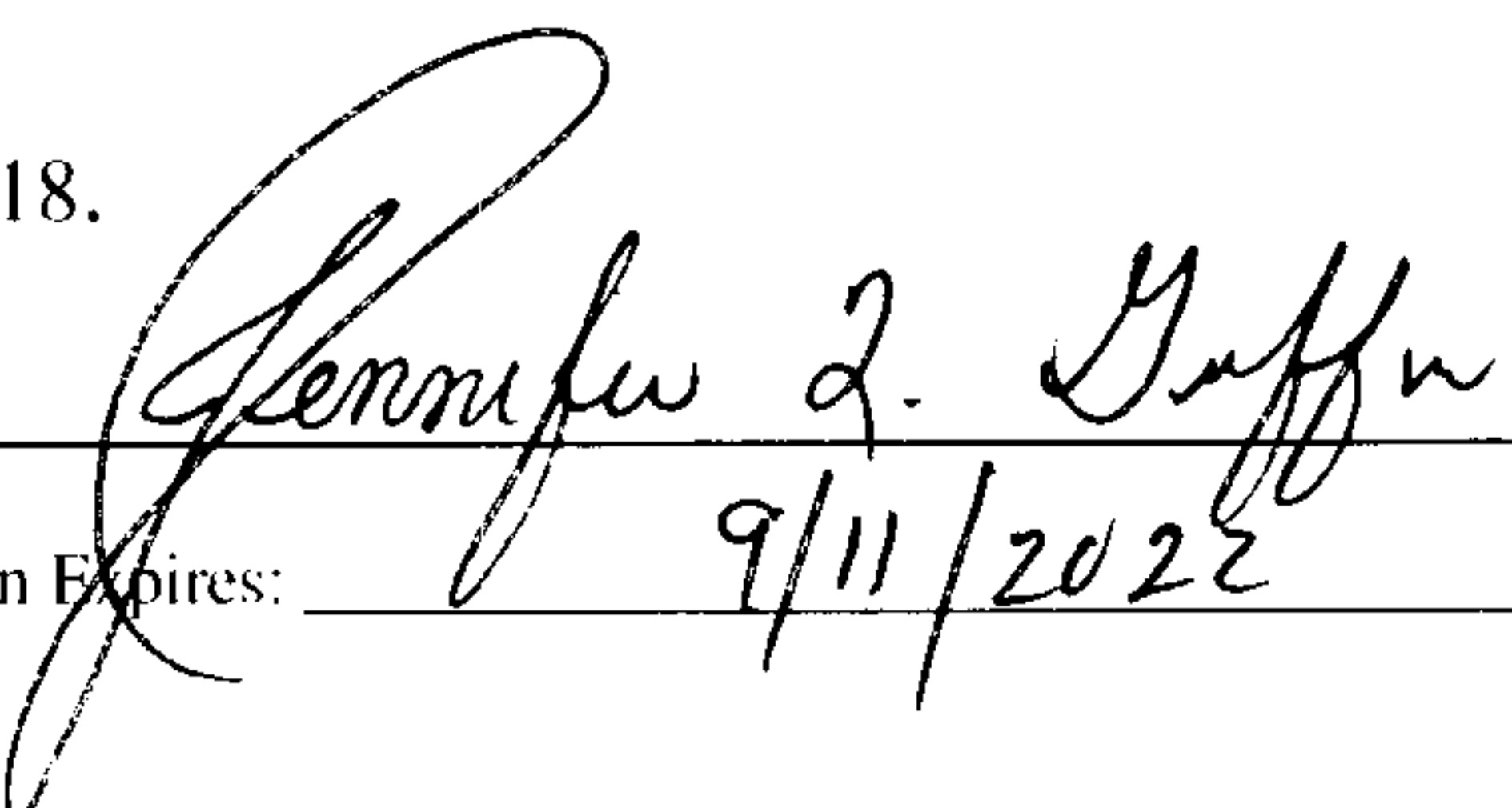
Shelby County, AL 12/05/2018
State of Alabama
Deed Tax: \$10.00

STATE OF ALABAMA)
JEFFERSON COUNTY) **ACKNOWLEDGEMENT IN REPRESENTATIVE CAPACITY**

I, Jennifer Q Griffin, a Notary Public in and for said County, in said State, hereby certify that THERESA J. YOUNGBLOOD, Trustee under the Youngblood Living Trust, dated June 11, 2008 whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she in her capacity as such Trustee, has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 2 day of November, 2018.





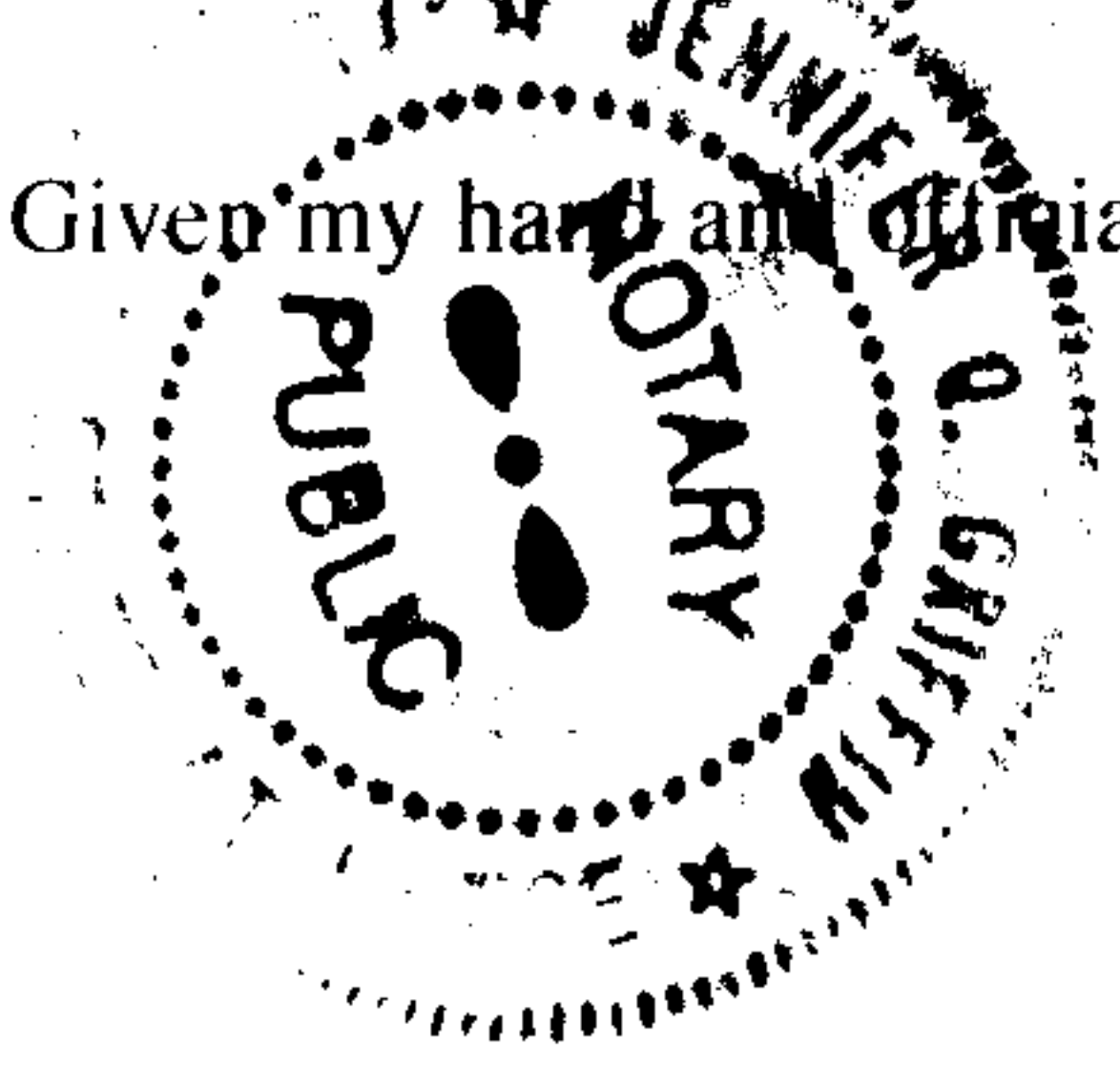
Notary Public
My Commission Expires: 9/11/2022

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGEMENT IN REPRESENTATIVE CAPACITY

I, Jennifer Q Griffin, a Notary Public in and for said County, in said State, hereby certify that OTTIS HAROLD YOUNGBLOOD, III, Trustee under the Youngblood Living Trust, dated June 11, 2008 whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he in his capacity as such Trustee, has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 2 day of November, 2018.



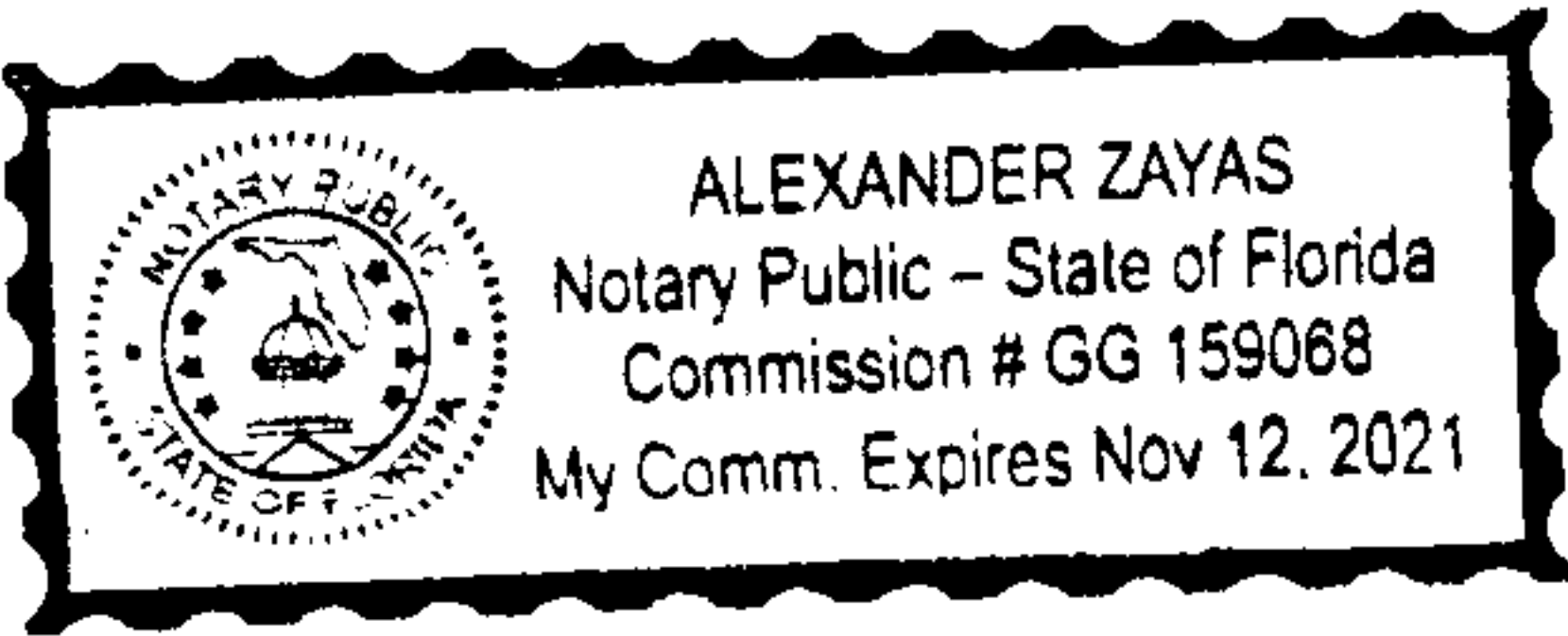
Jennifer Q. Griffin
Notary Public
My Commission Expires: 9/11/2022

STATE OF Florida)
)
COUNTY OF Orange)


ACKNOWLEDGEMENT IN REPRESENTATIVE CAPACITY

I, Alexander Zayas, a Notary Public in and for said County, in said State, hereby certify that BRADLEY TAYLOR YOUNGBLOOD, Trustee under the Youngblood Living Trust, dated June 11, 2008 whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he in his capacity as such Trustee, has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 8th day of November, 2018.



Alexander Zayas
Notary Public
My Commission Expires: Nov 12 2021


20181205000426070 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
12/05/2018 04:11:17 PM FILED/CERT

REAL ESTATE SALES VALIDATION FORMS

THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): Youngblood Living Trust, dated June 11, 2008
MAILING ADDRESS: 5177 Selkirk Drive
Birmingham, AL 35242
PROPERTY ADDRESS: 1530 Indian Crest Drive
Indian Springs Village, AL 35124

GRANTEE NAME(S): Ottis Harold Youngblood, III and Lori Rhea Youngblood
MAILING ADDRESS: 2616 Rocky Ridge Lane
Birmingham, AL 35216
DATE OF SALE: 11/02/2018
TOTAL PURCHASE PRICE: \$ 10,000.00
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
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 license appraiser or the assessor's current market value.

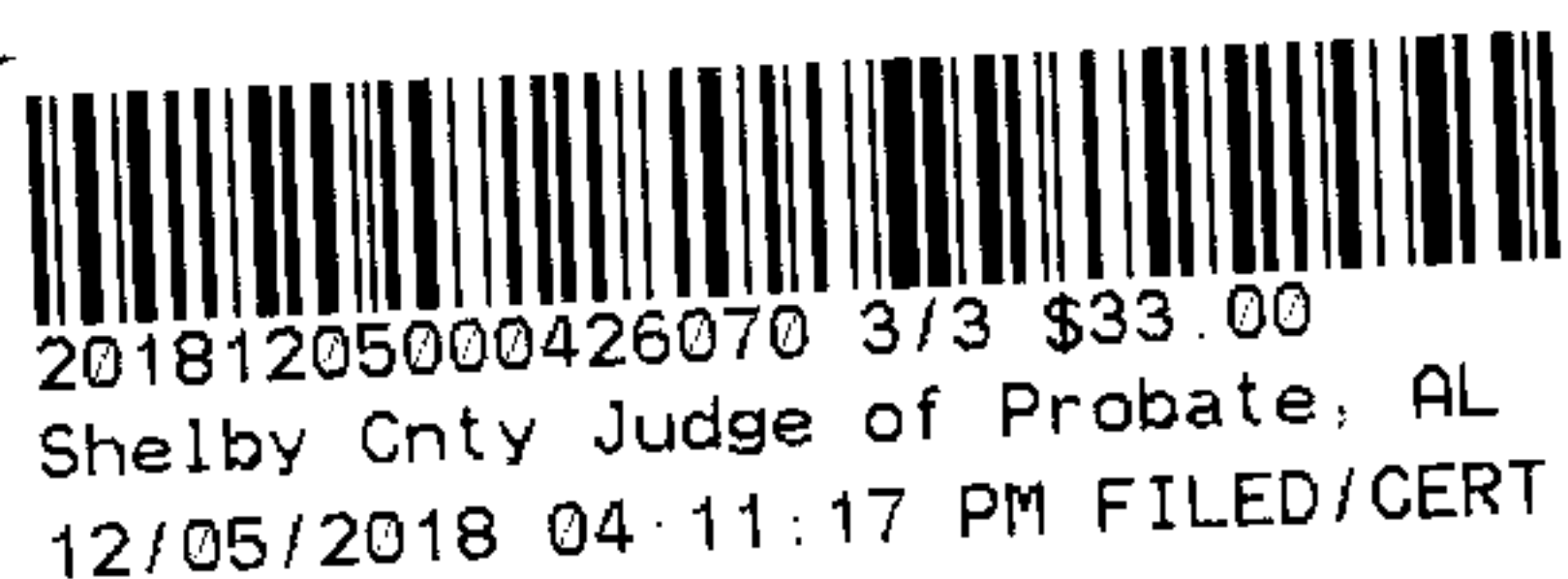
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 11/2/2018

Print: THERESA J. YOUNGBLOOD

Unatte



Sign:

Handwritten signature of Theresa J. Youngblood
(Grantor/Grantee/Owner/Agent)