

Value 228,800

20190102000000950 1/3 \$250.00
Shelby Cnty Judge of Probate, AL
01/02/2019 02:07:14 PM FILED/CERT

228,800
150
100
\$250.00

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
Shimoda, Stewart & Storey, PC
1800 Providence Park Drive, Suite 250
Birmingham, Alabama 35242

Send Tax Notice To:
Elizabeth Stahl, Trustee
328 Willow Crest Lane
Hoover, AL 35244

WARRANTY DEED

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

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

RITA VAN BLOMMESTEYN, an unmarried woman

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

ELIZABETH STAHL, TRUSTEE, OR HER SUCCESSORS IN INTEREST, OF THE VAN BLOMMESTEYN PROPERTY TRUST DATED DECEMBER 20, 2018, AND ANY AMENDMENTS THERETO,

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

Lot 39, Block 1, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

NOTE: This property constitutes the homestead property of Rita Van Blommesteyn.

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

Shelby County, AL 01/02/2019
State of Alabama
Deed Tax: \$229.00

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of December, 2018.

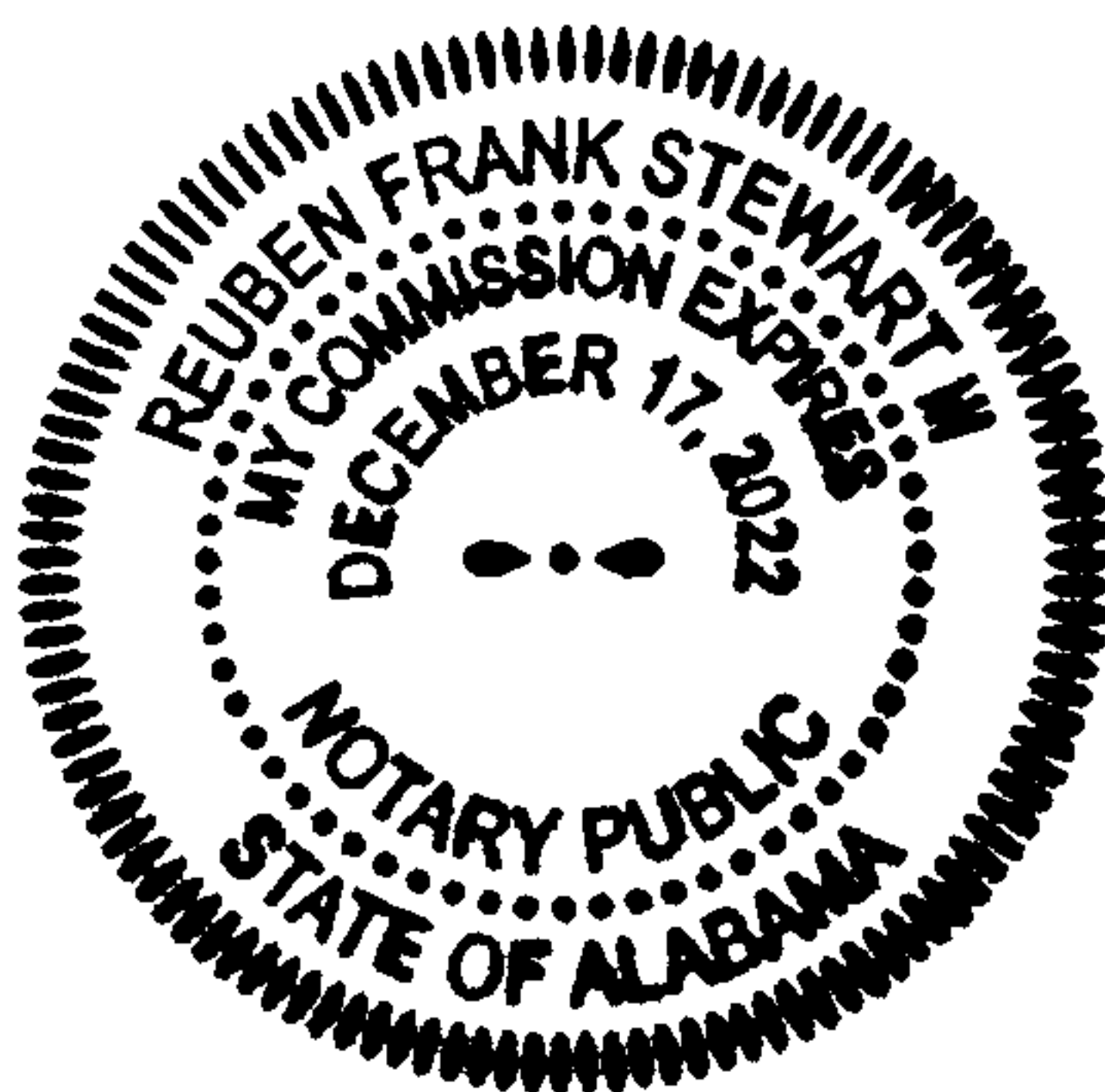
Rita Van Blommesteyn
RITA VAN BLOMMESTEYN, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Reuben Frank Stewart III, a Notary Public in and for said County, in said State, hereby certify that **Rita Van Blommesteyn**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

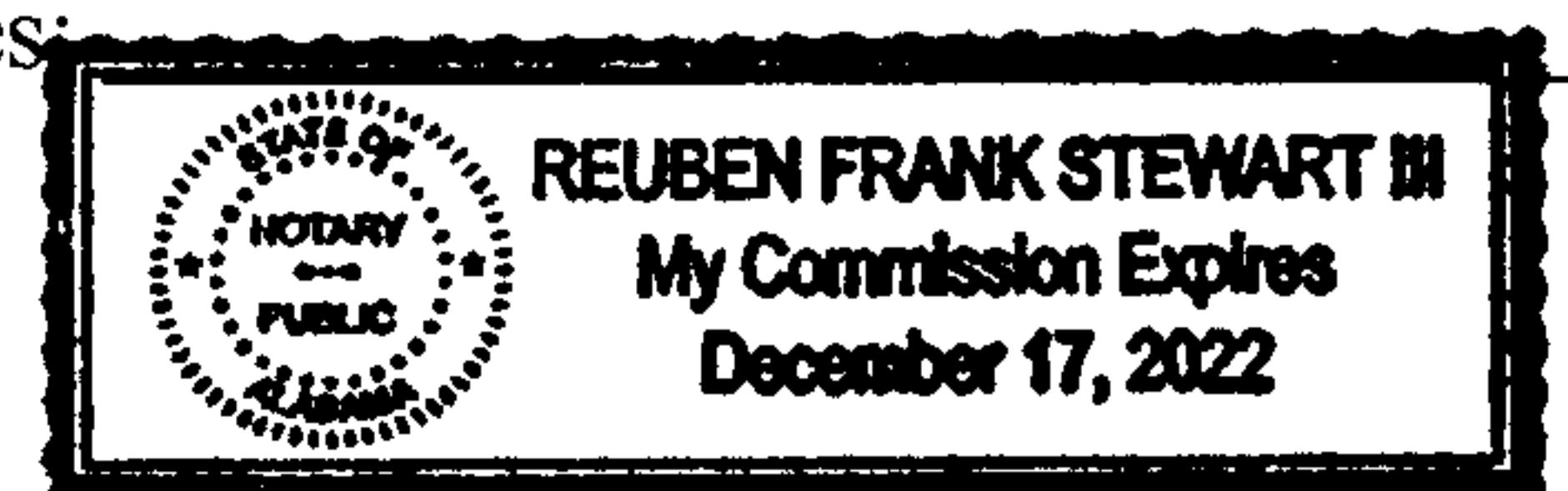
Given my hand and official seal this 20th day of December, 2018.



Reuben Frank Stewart III

Notary Public

My Commission Expires:



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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 Rita Van Blommestein
Mailing Address 328 Willow Crest Lane
Hoover, AL 35244

Grantee's Name Elizabeth Stahl, Trustee
Mailing Address 328 Willow Crest Lane
Hoover, AL 35244

Property Address 328 Willow Crest Lane
Hoover, AL 35244

Date of Sale December 20, 2018
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ 228,800.00

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
☐ Closing Statement

☐ Appraisal
☒ Other Shelby County Tax Assessor

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 12/31/18

☐ Unattested



20190102000000950 3/3 \$250.00
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Print BEN STEWART
Sign
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1