


This instrument was prepared by:

J. Brandon Cooper
The Cooper Law Firm, PC
P.O. Box 320
Helena, AL 35080

Send Tax Notice To:
Steven Kurt Gardner
185 Wisteria Drive
Chelsea, Alabama 35043

WARRANTY DEED


20190603000190050 1/3 \$260.50
Shelby Cnty Judge of Probate: AL
06/03/2019 02:38:04 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS**

(\$100.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

STEVEN KURT GARDNER a married man and LAURA HERRING GARDNER a married woman

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

STEVEN KURT GARDNER and LAURA HERRING GARDNER, Trustees, or their successors in interest, of the STEVEN and LAURA GARDNER Living Trust dated May 7, 2019, and any amendments thereto.

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in

Shelby County, Alabama to-wit:

**Lot 440, according to the Survey of Windstone IV, as recorded in Map Book 27,
Page 55, in the Probate Office of Shelby County, Alabama.**

1. Subject to: Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Subject to: Anything revealed by observation, right-of-ways, easements, covenants, reservations, liens, mortgages, restrictions and any rights of redemption, of record, if any.
3. Mineral and mining rights excepted, if any.
4. Grantor and Grantee herein acknowledge that no tax advice, no Medicaid advice, and no Medicare advice was rendered to the Grantor(s) nor Grantee(s) herein.
5. No title exam requested or performed.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,

Shelby County, AL 06/03/2019
State of Alabama
Deed Tax: \$239.50

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 7th day of May, 2019.

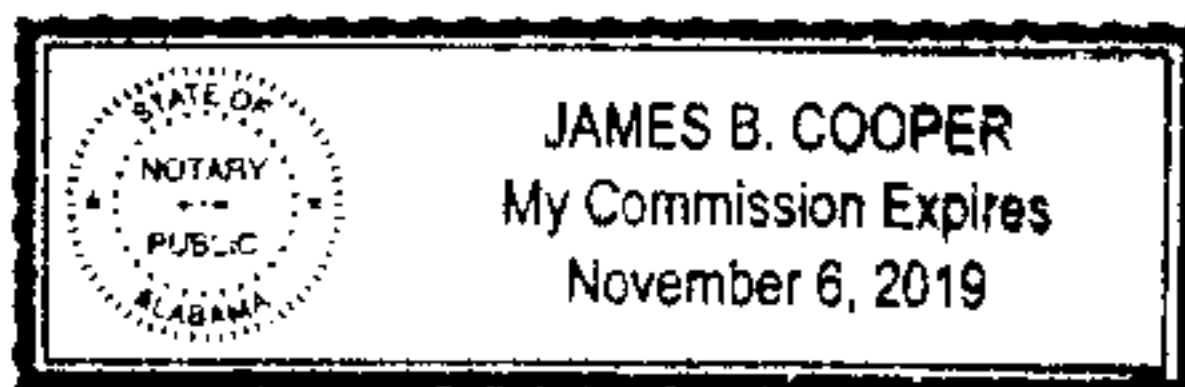
STEVEN K. GARDNER (Seal)
STEVEN KURT GARDNER

Laura Herring Gardner (Seal)
LAURA HERRING GARDNER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **STEVEN KURT GARDNER** a married man and **LAURA HERRING GARDNER** a married woman whose names are signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May, 2019.



James B. Cooper
Notary Public: James B. Cooper
My Commission Expires: 11/06/2019

20190603000190050 2/3 \$260.50
Shelby Cnty Judge of Probate, AL
06/03/2019 02:38:04 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Steven Kurt Gardner
Mailing Address Laura Herring Gardner
185 Wisteria Drive
Chelsea, Alabama 35043

Grantee's Name Steven and Laura Gardner
Mailing Address Living Trust dated May 7, 2019
185 Wisteria Drive
Chelsea, Alabama 35043

Property Address 185 Wisteria Drive
Chelsea, Alabama 35043

Date of Sale 05/07/2019

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 239,400

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 Citizens Access Portal - Property Tax

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 05/07/2019

Print Laura H. Gardner / Steven K. Gardner

Unattested

Sign Laura H. Gardner / Steven K. Gardner
(Grantor/Grantee/Owner/Agent) circle one

20190603000190050 3/3 \$260.50
Shelby Cnty Judge of Probate, AL
06/03/2019 02:38:04 PM FILED/CERT

Print Form

Form RT-1