

TO BE FILED IN SHELBY COUNTY,
ALABAMA, DEED BOOK RECORDS

This Instrument prepared
(without the benefit of a title search) by:
Andrew J. Potts, Esq.
Law Offices of Andrew J. Potts
P.O. Box 43583
Birmingham, Alabama 35243

Send Tax Notice To:
Sandra McElmurray Stephens, Trustee
425 Indian Crest Drive
Indian Springs, Alabama 35124

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

THIS IS A GENERAL WARRANTY DEED executed and delivered this ____ day of _____, 2019, by **SANDRA MCELMURRAY STEPHENS**, formerly known as SANDRA C. MCELMURRAY, and **FRED STEPHENS**, husband and wife (hereinafter referred to as "Grantors"), to **SANDRA MCELMURRAY STEPHENS, TRUSTEE OF THE SANDRA MCELMURRAY STEPHENS REVOCABLE TRUST DATED OCTOBER 30, 2019** (hereinafter referred to as "Grantee"). SANDRA MCELMURRAY STEPHENS is the widow of Forrest H. McElmurray who died 2-20-95.

KNOW ALL PERSONS BY THESE PRESENTS: that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

Estate 11, according to the Survey of Wildwood Park Residential Estates, as recorded in Map Book 5 , page 78, in Probate Office of Shelby County, Alabama.
Minerals and mining rights excepted.

Source of Title: Document number 19730312000013680 recorded March 12, 1973 in the records of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said Property.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 2020 and subsequent years, not yet due and payable.
2. Restrictive Covenants and Conditions filed for record on 24th August, 1971, in Deed Book 269, page 534.
3. 40 Foot building set back line from Indian Crest Drive.
4. Title to minerals underlying caption lands with mining rights and privileges pertaining thereto as recorded in Deed Book 42, page 246 in Probate Office.

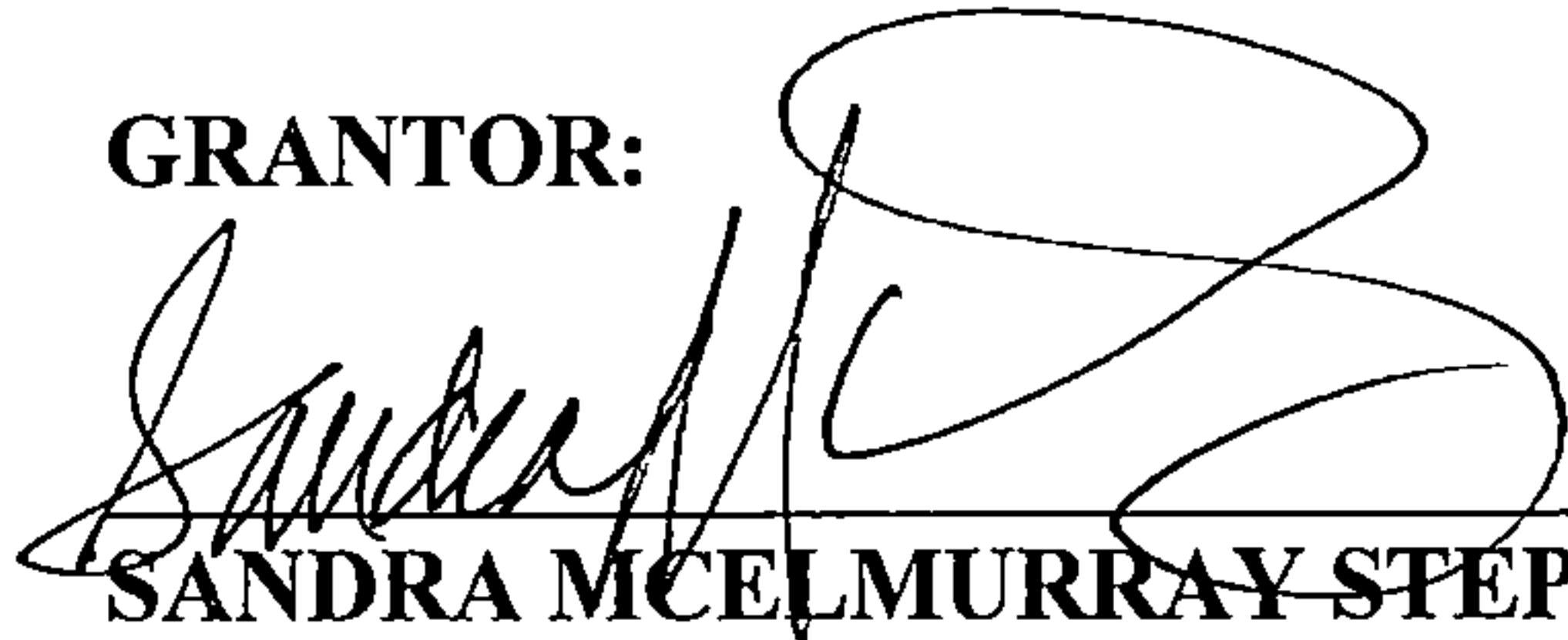
5. Transmission line permits to Alabama Power Company recorded in Deed Book 214, page 631 in Probate Office of Shelby County ,
6. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 271 on page 557 in Probate
7. Right of way and rights in connection therewith, dedication of Indian Crest Drive in Deed Book 255 on page 645 in probate Office.
8. Utility Easement across North, South and West side of said lot of said as shown on recorded Map of said Subdivision.
9. All other matters of record affecting the Property as shown in the Office of the Judge of Probate of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

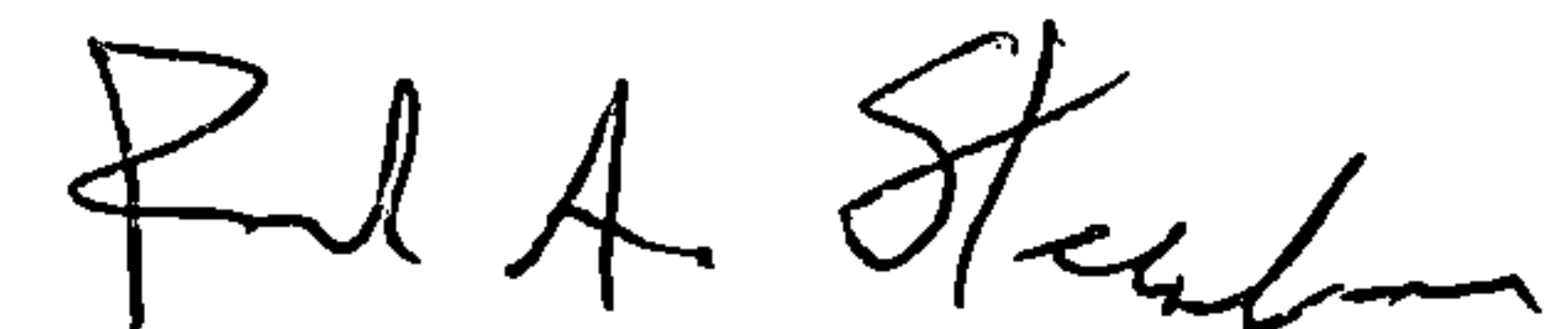
TO HAVE AND TO HOLD to the said Grantee, her successors and assigns forever.

And said Grantors do for themselves, their successors and assigns, covenant with said Grantee, her successors and assigns, that they are lawfully seized in fee simple of said Property; that said Property is free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, successors and assigns shall, warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this General Warranty Deed on the date first written above.

GRANTOR:


SANDRA MCELMURRAY STEPHENS


FRED STEPHENS

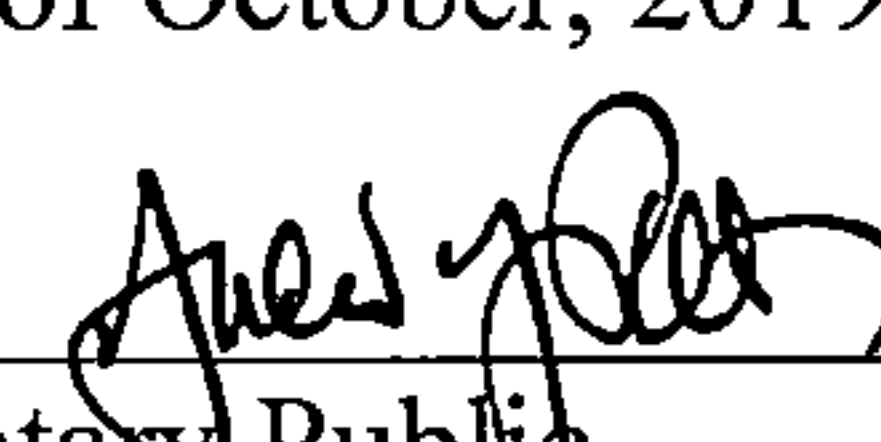

20191101000404420 2/4 \$233.00
Shelby Cnty Judge of Probate, AL
11/01/2019 10:28:51 AM FILED/CERT

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in said County, in said State, hereby certify that **SANDRA MCELMURRAY STEPHENS**, a married woman, whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30th day of October, 2019

[Notary Seal]



Notary Public

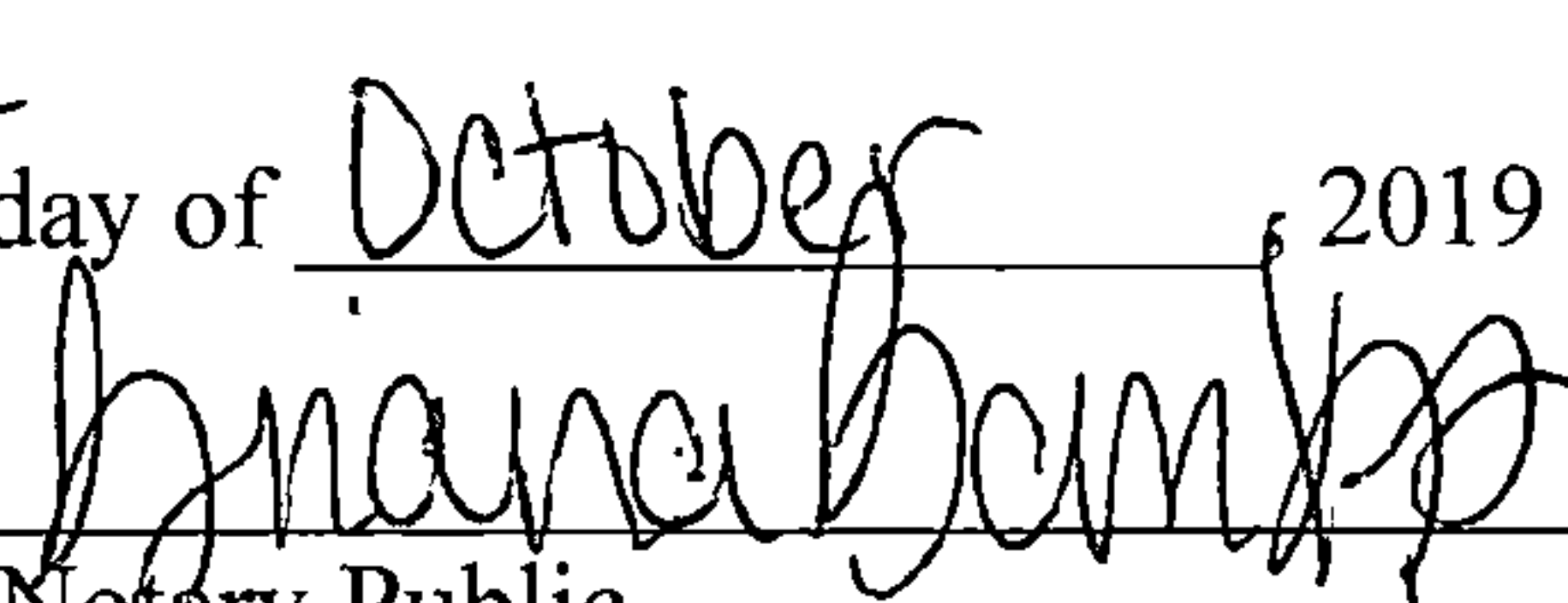
My Commission Expires: 4-11-2023

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in said County, in said State, hereby certify that **FRED STEPHENS**, a married man, whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 31st day of October, 2019

[Notary Seal]



Notary Public

My Commission Expires: 02/20/2022


20191101000404420 3/4 \$233.00
Shelby Cnty Judge of Probate, AL
11/01/2019 10:28:51 AM 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 Sandra Stephens
Mailing Address 425 INDIAN CREST DR
INDIAN SPRINGS, AL
35124

Grantee's Name Sandra McElmurray
Mailing Address Stephens Revocable
Trust

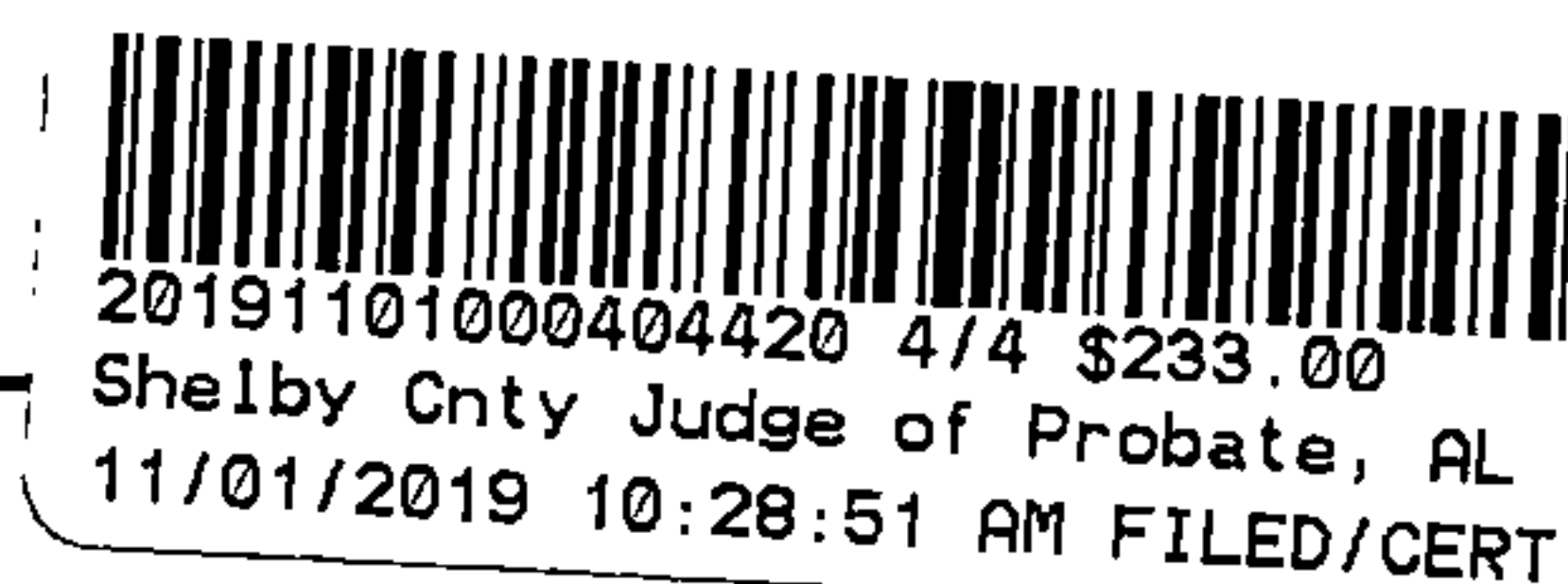
Property Address 425 INDIAN CREST DR
INDIAN SPRINGS, AL
35124

Date of Sale 10/30/19
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 401,740

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 _____

Print _____

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Shelby County, AL 11/01/2019
State of Alabama
Deed Tax: \$201.00

Sarah Robinson
Assessment 11-1-19