

Send tax notice to:
Alvin L. and Susan T. Hammers
3629 Shandwick Place
Birmingham, AL 35242

This Instrument Prepared By:
Dale B. Stone, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

TRUSTEE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the terms of the Stuart X. Stephenson, Jr. Management Trust dated March 21, 2017, the undersigned Grantor, Alvin L. Hammers, in his capacity as Trustee of said Trust, with the general authority to execute conveyances conferred upon the Trustee, does grant, bargain, sell and convey unto Alvin L. Hammers and Susan T. Hammers, husband and wife, as joint tenants with right of survivorship (hereinafter referred to as "Grantees"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 59, according to the map and survey of Greystone 1st Sector Phase 2, as recorded in Map Book 15, Page 58, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20170418000130850

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, their heirs and assigns forever.

The above property does not constitute the homestead of the Grantor or Grantees.

This instrument is executed by the Grantor solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the liability of the Grantor is expressly limited to his representative capacity named herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on August 21, 2020.

Alvin L. Hammers

Alvin L. Hammers, as Trustee of the Stuart X. Stephenson, Jr. Management Trust dated March 21, 2017

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Alvin L. Hammers, whose name as Trustee of the Stuart X. Stephenson, Jr. Management Trust dated March 21, 2017, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on August 21, 2020.



(NOTARY SEAL)

RebeKah T. Mize

Notary Public

RebeKah T. Mize

Printed Name

My Commission Expires: 9-30-2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/24/2020 03:54:28 PM
\$638.00 JESSICA
20200824000369180

Alvin S. Bayl

20200824000369180 08/24/2020 03:54:28 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name Alvin L. Hammers, Trustee
Mailing Address Stuart X. Stephenson Mgt Trust
3629 Shandwick Place
Birmingham, AL 35242

Grantee's Name Alvin L. & Susan T. Hammers
Mailing Address 3629 Shandwick Place
Birmingham, AL 35242

Property Address 3633 Shandwick Place
Birmingham, AL 35242

Date of Sale 8-21-2020
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 609,700.00

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 _____

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 8-21-2020

Print Alvin L. Hammers, Trustee

X Unattested

(verified by)

Sign

Alvin L. Hammers

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1