

This Document Prepared By:

Robert J. Venter
2799 Ione Drive
San Jose, CA 95132

After Recording Send Tax Notice To:

Anderson Business Advisors, PLLC
732 Broadway, Suite 201
Tacoma, WA 98402


20201223000589700 1/3 \$185.00
Shelby Cnty Judge of Probate, AL
12/23/2020 10:18:26 AM FILED/CERT

Assessor's Parcel Number: 09 5 22 0 008 088.000

WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Robert J. Venter and Jean Nichole Venter, who acquired title incorrectly as Jean Nicole Venter, husband and wife, as joint tenants with right of survivorship**, (herein referred to as grantor, whether one or more), whose mailing address is 2799 Ione Drive, San Jose, California 95132, grant, bargain, sell and convey unto **Forest Lakes Cove Trust, dated JANUARY 16, 2020, Robert J. Venter as Trustee or his successors as Trustee**, (herein referred to as grantee, whether one or more), whose mailing address is 3225 McLeod Drive, Suite 777, Las Vegas, Nevada 89121, the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 359 ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 4, AS RECORDED IN MAP BOOK 33 AT PAGE 25A, B & C, IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF SHELBY COUNTY, ALABAMA.

COMMONLY known as: 6078 Forest Lakes Cove, Sterrett, Alabama 35147

Source of Title Ref.: Warranty Deed: Recorded May 12, 2005; 20050512000229540

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

_____ is homestead property of the said Grantor

X is **NOT** homestead property of the said Grantor

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

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, unless 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, **Robert J. Venter and Jean Nichole Venter** have hereunto set my (our) hand(s) and seal(s), this 12 day of SEPTEMBER, 2020.

Robert J. Venter
Robert J. Venter

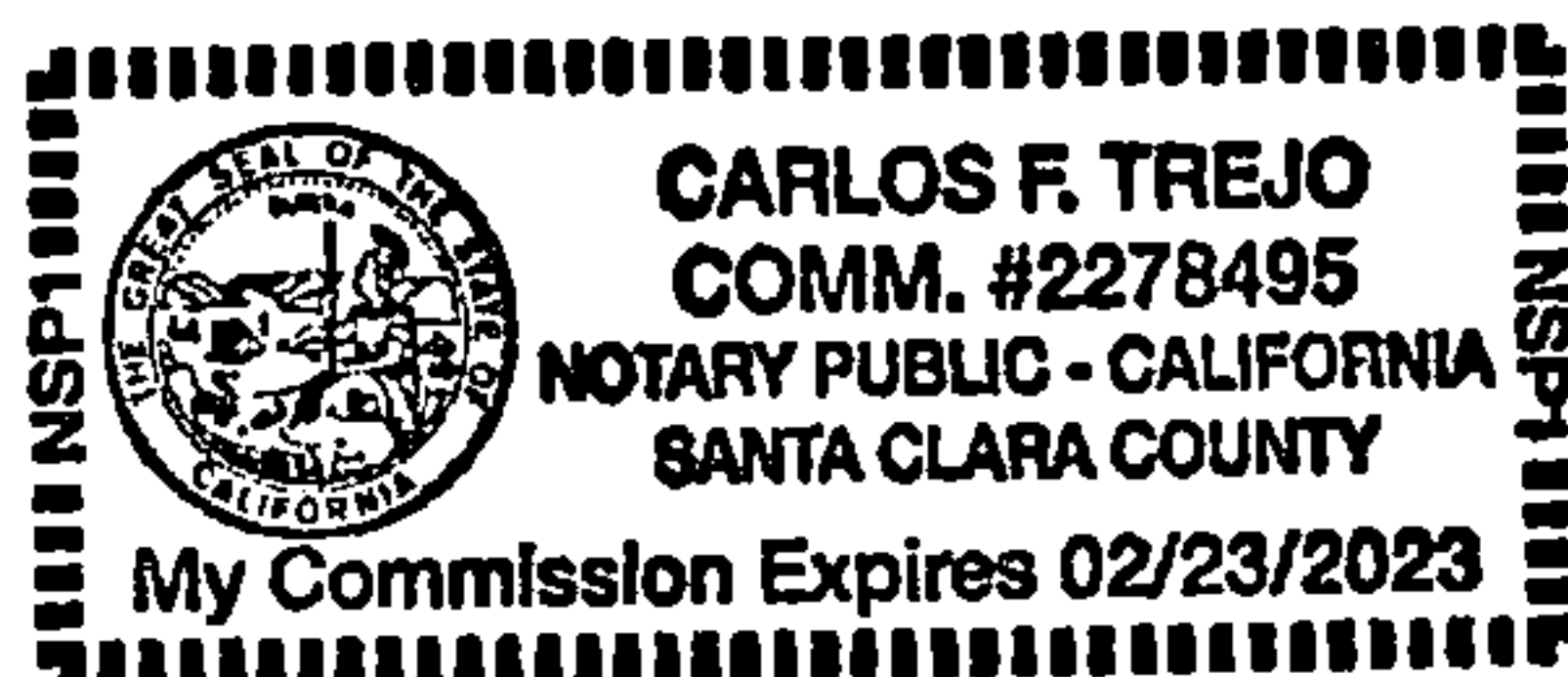
Jean Nichole Venter
Jean Nichole Venter

General Acknowledgement

STATE OF CALIFORNIA
SANTA CLARA COUNTY

I, Carlos F. Trejo a Notary Public in and for said County, in said State, hereby certify that **Robert J. Venter and Jean Nichole Venter**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this 12 day of SEPTEMBER, 2020.

[Signature]
NOTARY PUBLIC
My Commission Expires: 02/23/2023


20201223000589700 2/3 \$185.00
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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 Robert John Venter and
Mailing Address Jean Nichole Venter
2799 Lone Drive
San Jose, California 95132

Grantee's Name Forest Lakes Cove Trust
Mailing Address 3225 McLeod Drive, Suite 777
Las Vegas, Nevada 89121

Property Address 6078 Forest Lakes Cove
Sterrett, Alabama 35147

Date of Sale 09-12-2020
Total Purchase Price \$

Shelby County, AL 12/23/2020
State of Alabama
Deed Tax: \$156.00

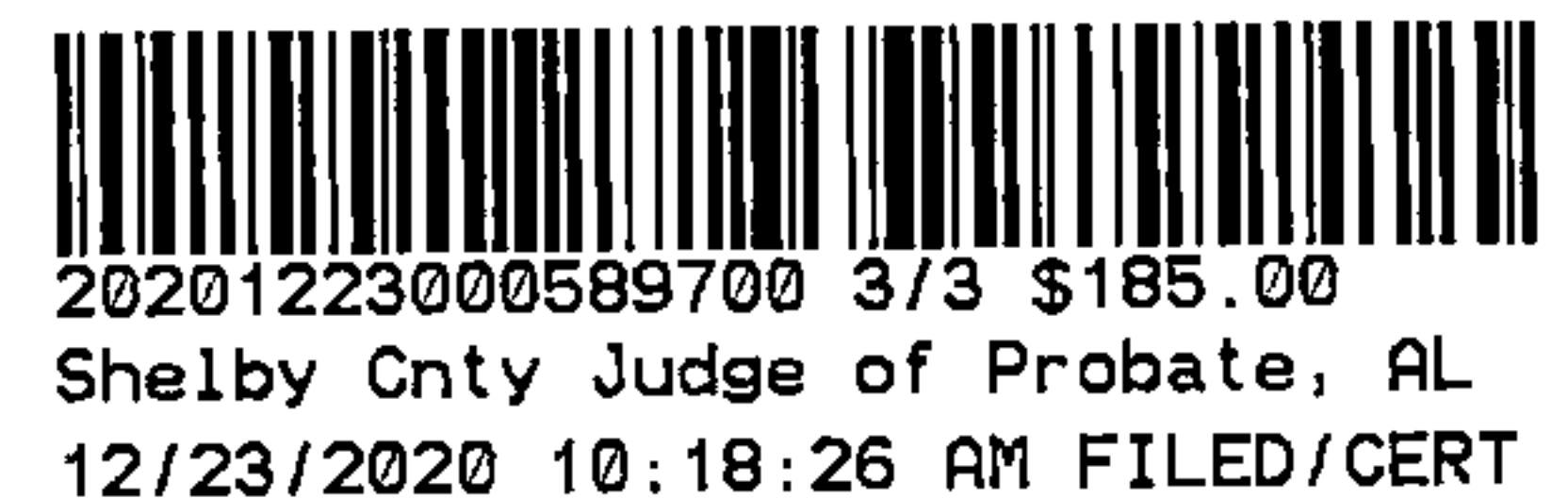
or
Actual Value \$

or
Assessor's Market Value \$ 155,600

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 9-12-2020

Print Robert John Venter and Jean Nichole Venter

☐ Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1