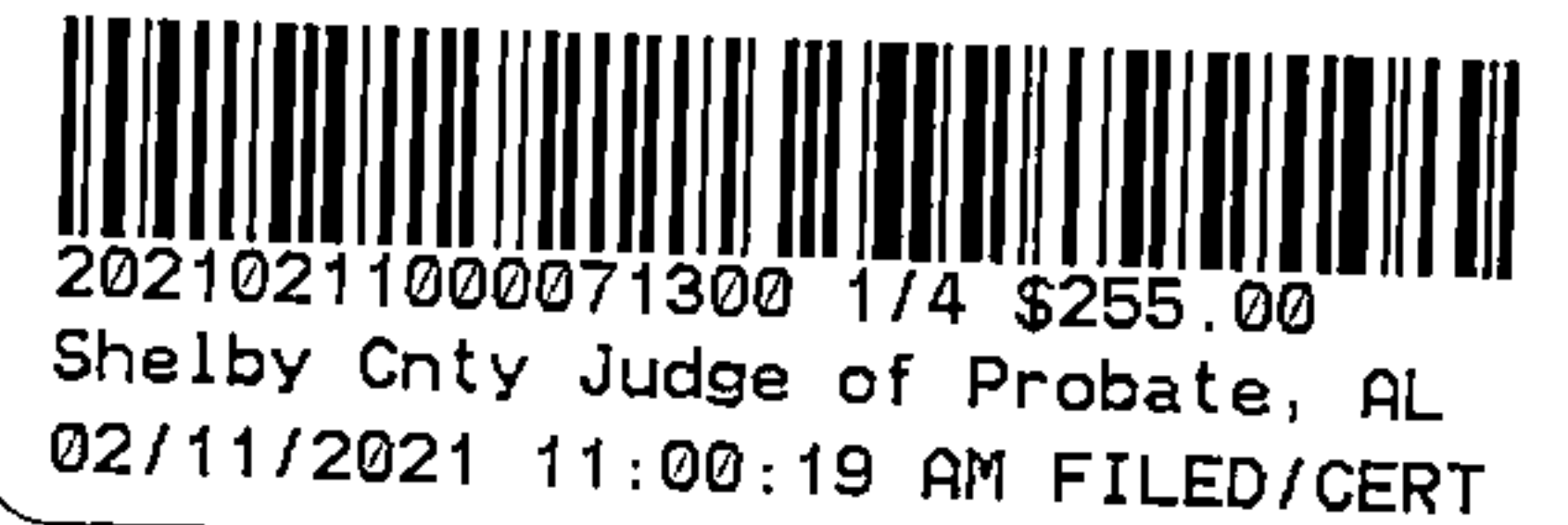


Warranty Deed in Fee Simple, Joint Tenants with Right of Survivorship

send tax notice to:
Robert Stewart
321 Griffin Park Trace
Birmingham, Alabama 35242

State of Alabama }
 }
Shelby County } Know all men by these presents



Warranty Deed in Fee Simple, Joint Tenants with Right of Survivorship

I, Robert Ambers Stewart Jr. (a married man), owning a one hundred percent interest of the below described and undivided property - with a mortgage - for and in consideration of one hundred dollars (U.S. dollars) to me individually in hand paid by Robert Ambers Stewart Jr. (grantee/myself) and Kim Allen Stewart (grantee), a married couple, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto, Robert Ambers Stewart, Jr. and Kim Allen Stewart as joint tenants with the right of survivorship. Robert Ambers Stewart, Jr. and Kim Allen Stewart become joint owners of the undivided interest that grantor conveys at the time and place grantor signs this instrument for the following described real property situated in Shelby County, Alabama to wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

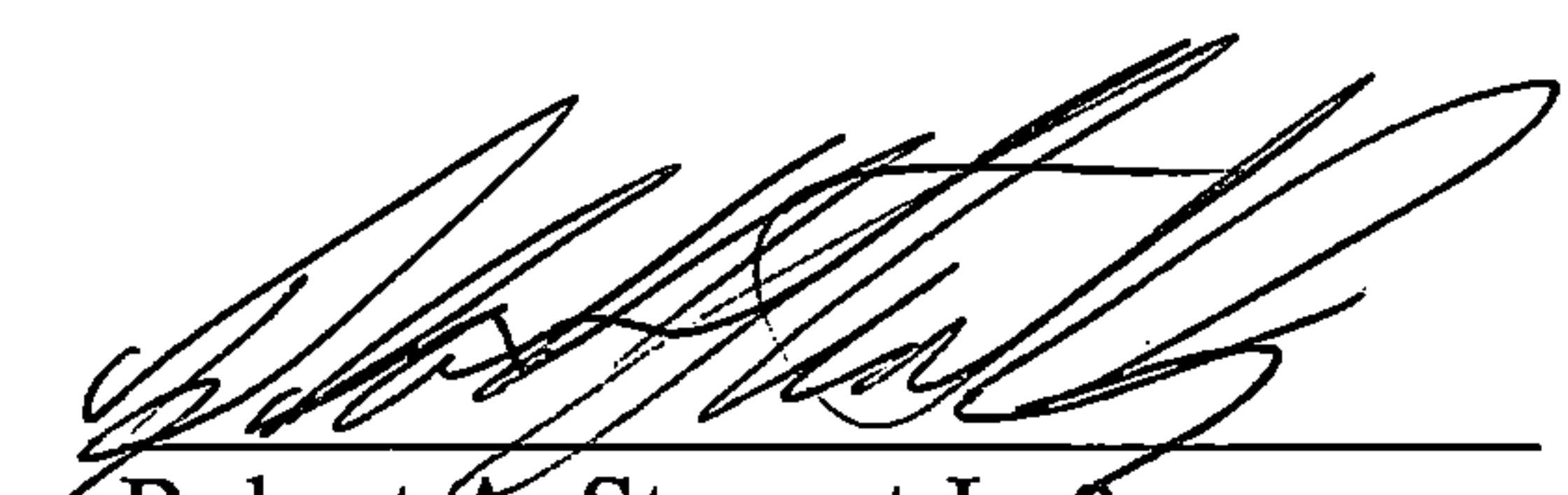
TO HAVE AND TO HOLD, To said Grantees, their heirs and assigns forever,
Subject to current taxes.

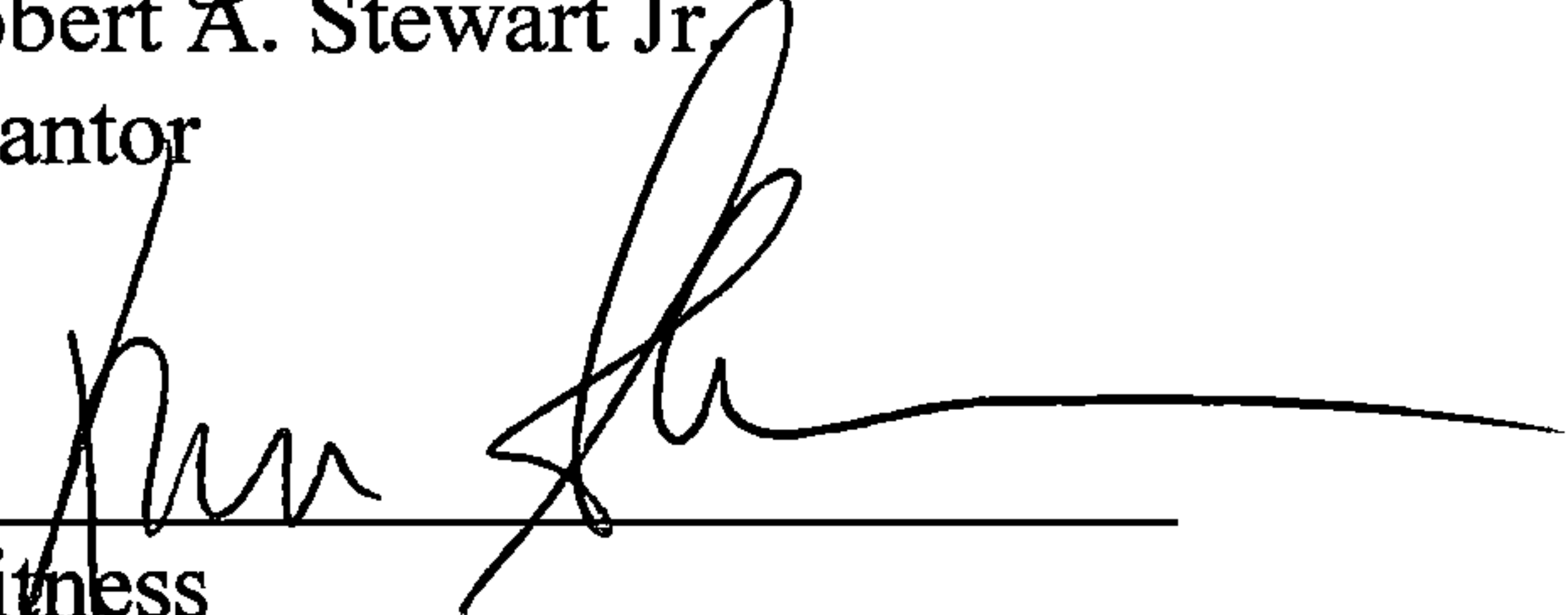
The property described herein is the homestead of the grantor.

To have and to hold unto the said grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, that I will and my heirs,

executors, and administrators, shall warrant and defend the same to said grantees, their heirs and assigns forever, against the lawful claims of all persons.

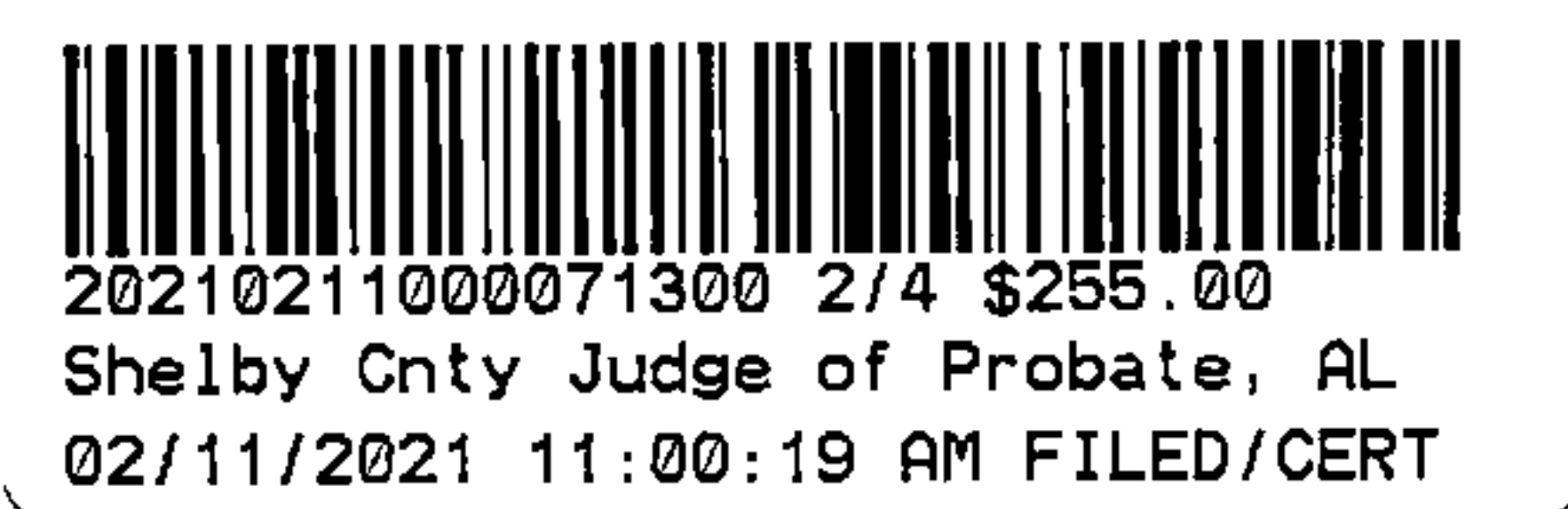
In witness whereof, I have hereunto set my hand and seal this 11th day of February, 2021.


Robert A. Stewart Jr.
Grantor


Witness

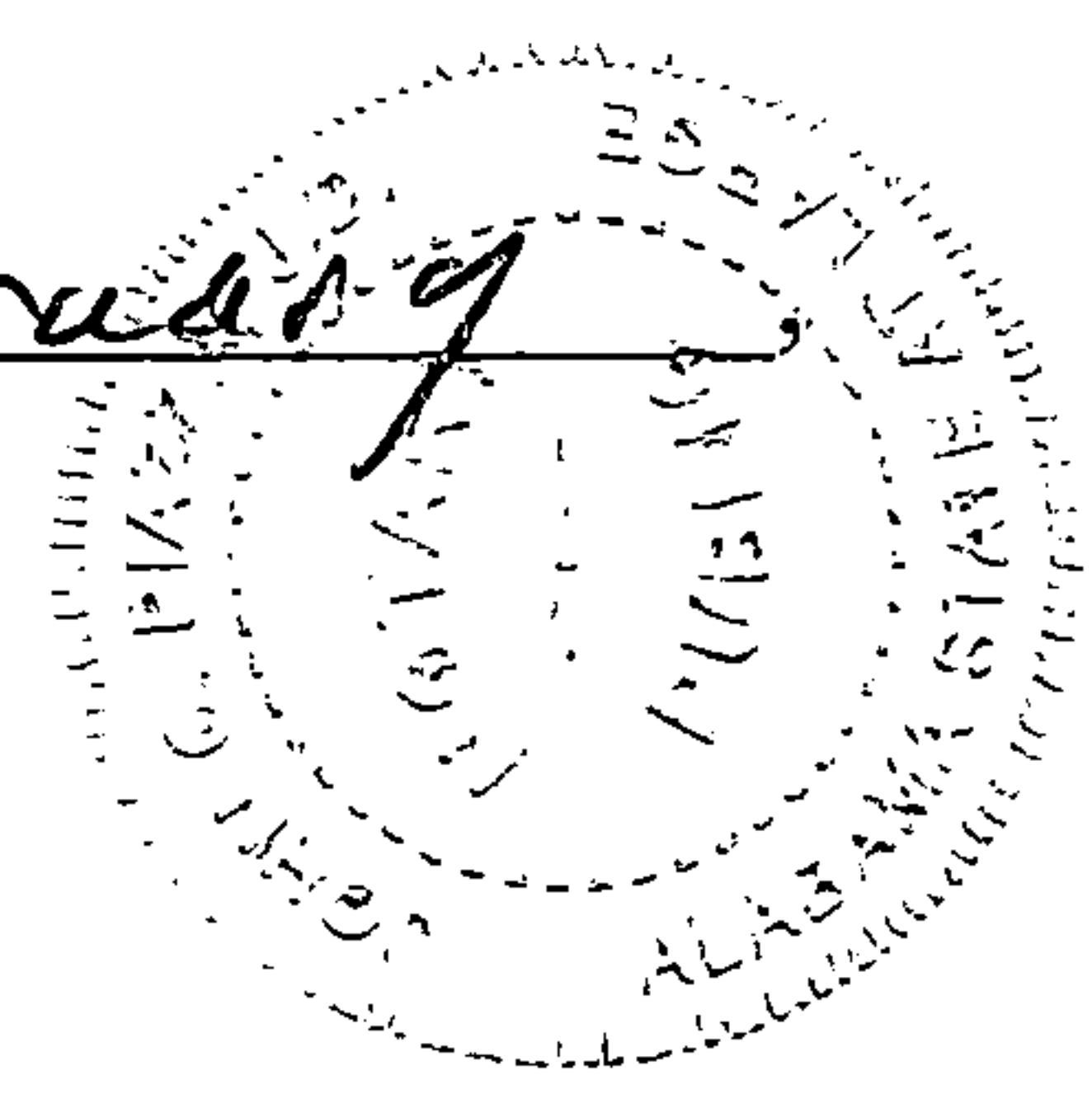
STATE OF ALABAMA

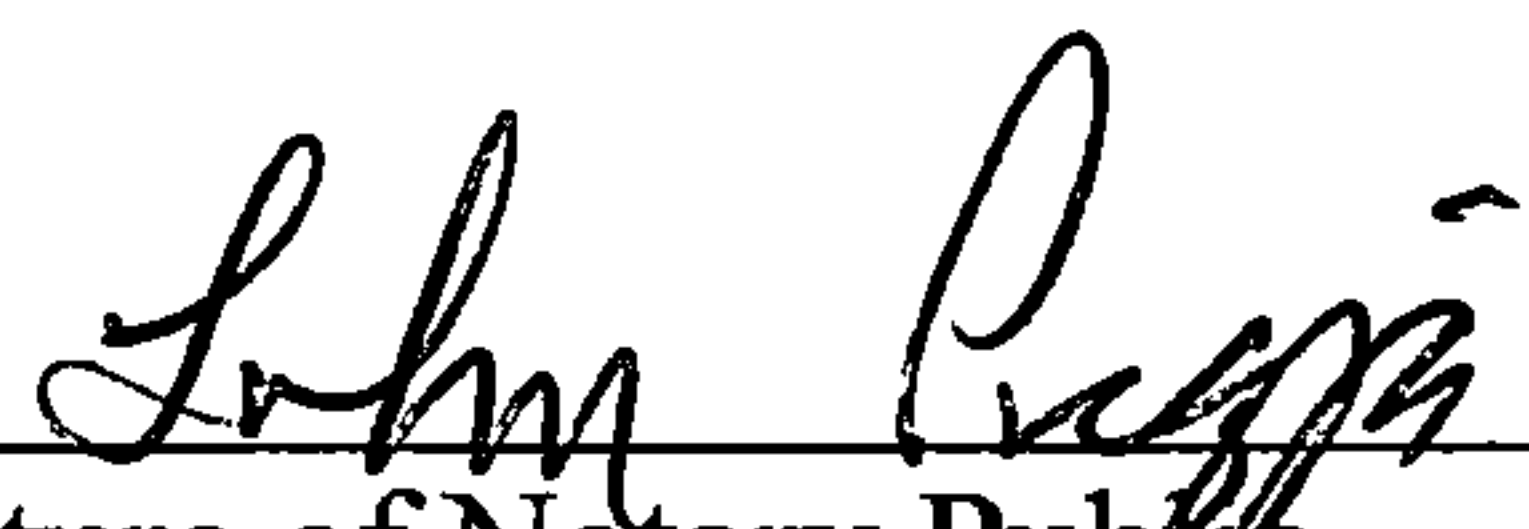
Jefferson COUNTY



I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Robert A. Stewart Jr., a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February 2021.




signature of Notary Public

John Piazza
name of Notary Public

JOHN C. PIAZZA, J.D.
Notary Public, Alabama State at Large
My Commission Expires 09/13/2023

In witness whereof, I have hereunto set my hand and seal this 11th day of February, 2021.

Deed prepared by: John Piazza, 3305 Brittany Court, Hoover, Al. 35226
Ph: 205-410-2800 ASB # 0946a63j

Exhibit "A"

LEGAL DESCRIPTION

Lot B-6, Griffin Park at Eagle Point Sector 2 Phase 1 Map Book 48 Pages 98A through 98E Shelby County, Alabama.

Lot B-6 also shown in error as B-189 of Griffin Park at Eagle Point Sector 2 Phase 1 as recorded in Map Book 48, Pages 98A through 98E in the Office of the Judge of Probate in Shelby County, Alabama, situated in Section 8, Township 19 South, Range 1 West, and being more particularly described as follows:

Begin at a ½" rebar capped EOG at the SE corner of Lot B-5 and the NE corner of Lot B-6 also labeled in error as Lot B-189 of Griffin Park at Eagle Point Sector 2 Phase 1 as recorded in Map Book 48 Pages 98A through 98E in the Office of the Judge of Probate in Shelby County, Alabama; thence N 90°00'00" W along the south line of said Lot B-5 and the north line of said Lot B-6 a distance of 153.39 feet to a ½" rebar capped EOG at the SW corner of said Lot B-5 and the NW corner of said Lot B-6, said point also being a point on the easterly right of way Griffin Park Trace; thence S 0°00'00" W leaving said Lot B-5, along the west line of said Lot B-6, and along said right of way a distance of 100.00 feet to a ½" rebar capped EDG at the SW corner of said Lot B-6; thence N 90°00'00" E leaving said right of way along the south line of said Lot B-6 a distance of 154.01 feet to a ½" rebar capped EDG at the SE corner of said Lot B-6; thence N 0°21'20" W along the east line of said Lot B-6 a distance of 100.00 feet to the point of beginning. Situated in Shelby County, Alabama.



20210211000071300 3/4 \$255.00
Shelby Cnty Judge of Probate, AL
02/11/2021 11:00:19 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 Robert A. Stewart Jr.
Mailing Address 321 Griffin Park Trace
Birmingham, AL
35243

Grantee's Name Robert/Kim Stewart
Mailing Address 321 Griffin Park Trace
Birmingham, AL 35243

Property Address 321 Griffin Park Trace
Birmingham, AL
35242

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 447,660/2 = 223,830.

Shelby County, AL 02/11/2021
State of Alabama
Deed Tax: \$224.00

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 Tax Assessor's 2020 value

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 John Piazza

☐ Unattested

Sign John Piazza / Agent

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20210211000071300 4/4 \$255.00
Shelby Cnty Judge of Probate, AL
02/11/2021 11:00:19 AM FILED/CERT