

STATE OF Alabama

DEED

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Timothy Wilson Alexander and wife Tamara Ruth Alexander (hereinafter referred to as GRANTOR), does hereby release, remise, quitclaim and convey unto Tim Alexander and Tammy Alexander, Trustees, or their successors in interest, of The Alexander Living Trust dated February 5, 2021, and any amendments thereto. the following described interest in real estate situated in the County of Shelby and State of Alabama, to-wit:

See Attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

GRANTOR MAKES NO WARRANTY OR COVENANT RESPECTING THE NATURE OF THE QUALITY OF THE TITLE TO THE PROPERTY HEREBY CONVEYED OTHER THAN THE GRANTOR HAS NEITHER PERMITTED NOR SUFFERED ANY LIEN, ENCUMBRANCE OR ADVERSE CLAIM TO THE PROPERTY DESCRIBED HEREIN SINCE THE DATE OF ACQUISITION BY THE GRANTOR.

Property is and remains the homestead of the grantors.

Subject to: SUBJECT TO: (1) Taxes for the year 2021 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if

any. No title search was performed. This deed was prepared with information furnished by the grantor/grantee herein and relied upon by the drafter.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of only those persons claiming by, through or under the grantor or grantor's title.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature on this the 2/5/21.


Timothy Wilson Alexander

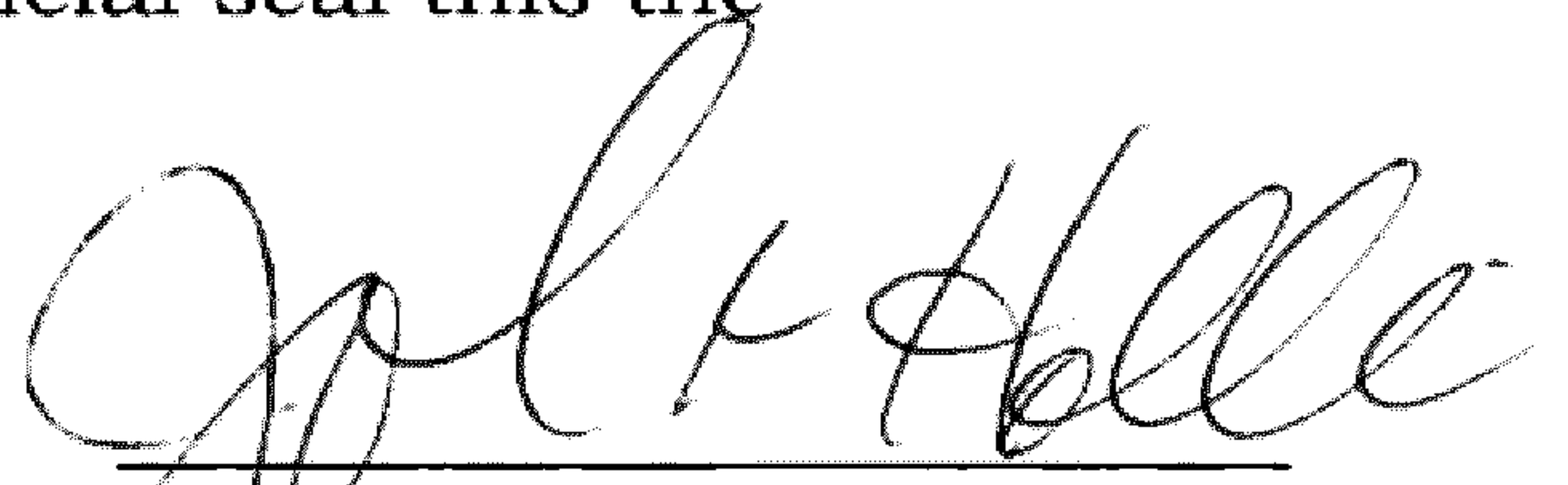

Tamara Ruth Alexander

STATE OF ALABAMA

COUNTY OF SHELBY

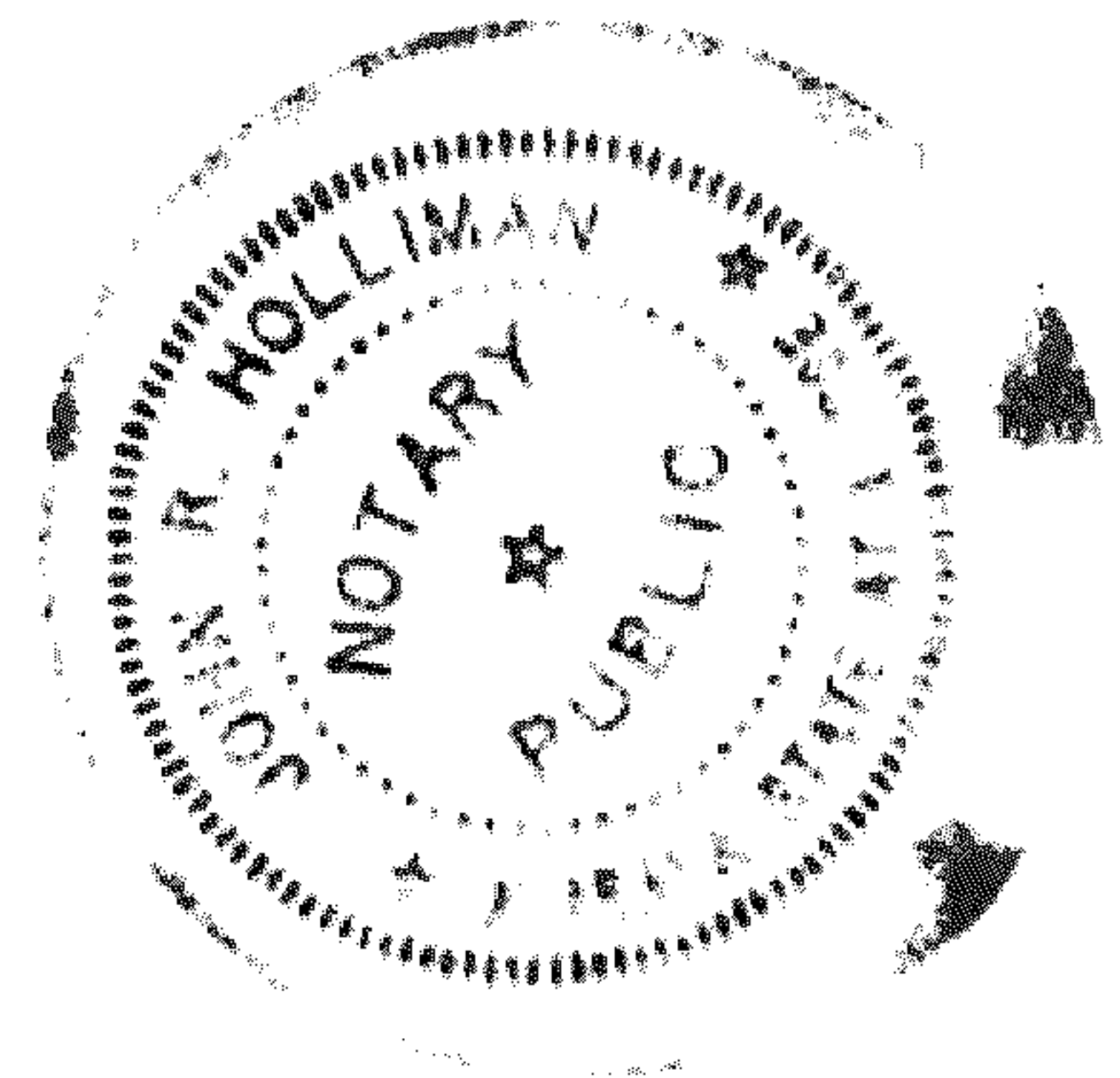
I, the undersigned, a notary public in and for said county in said state, hereby certify that Timothy Wilson Alexander and wife Tamara Ruth Alexander aka Tim Alexander and Tammy Alexander whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily.

Given under my hand and official seal this the
2/5/2021.


Notary Public

My Commission Expires:

My Commission Expires August 28, 2022



"Exhibit A"

Lot 53, according to the Final Plat Sterling Gate, Sector 2, Phase 2, as recorded in Map Book 36, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2018 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 36, Page 86.
7. Restrictions appearing of record in Inst. No. 2006-27793 and Inst. No. 2007-43516.
8. Third Amendment to Amended and Restated Declaration of Protective Covenants for Sterling Gate Subdivision filed for record in Instrument No. 20060215000075970

Real Estate Sales Validation Form

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

Grantor's Name Timothy and Tamara Alexander
 Mailing Address 169 STERLING GATE DR
 ALABASTER AL 35007

Grantee's Name Tim and Tammy Alexander, Trustees of Alexander Living Trust
 Mailing Address 169 STERLING GATE DR
 ALABASTER AL 35007

Property Address PARCEL #: 23 2 03 3 008 002.000
 169 STERLING GATE DR
 ALABASTER AL 35007

Date of Sale 2/5/2021
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$249,620

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 2/5/2021

Print John R. Holliman

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/04/2021 04:04:46 PM
 \$284.00 MIST
 20210304000109860

Form RT-1

eForms



Allen S. Burt