

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

This instrument was prepared by:

F. Wade Steed, Esq.
DEMPSEY STEED, PC
1740 Oxmoor Road, Suite 100
Homewood, Alabama 35209

Send Tax Notice To:

The Connie V. Eaton Living Trust
c/o Connie V. Eaton and Mary
Catherine Whitfield- Co-Trustees
1824 Stone Brook Lane
Birmingham, Alabama 35242



20210407000173610 1/3 \$229.00
Shelby Cnty Judge of Probate, AL
04/07/2021 09:18:27 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CONNIE V. EATON, individually, a single person

(herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto

**CONNIE V. EATON AND MARY CATHERINE WHITFIELD, CO-TRUSTEES OF THE
CONNIE V. EATON LIVING TRUST DATED MAY 30, 2013, AND ANY
AMENDMENTS THERETO**

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 1824 Stone Brook Lane, Birmingham, Alabama 35242, to-wit:

**Lot 8-B, according to the map of The Cottages of Brook Highland, as recorded in Map Book
16, page 129, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. 2021 ad valorem taxes, a lien but not yet due and payable.
2. Any and all mineral and mining rights not owned by the Grantor.
3. All restrictions, agreements, rights of way, easements, covenants, and encumbrances of record.

NOTE:

- This Warranty Deed has been prepared without the benefit of a current survey or title examination, which was not requested or performed by either the Grantor or the Grantee.

TO HAVE AND TO HOLD unto the said GRANTEE, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion. The Grantor does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set her hand and seal on this the 30th day of March, 2021.

Connie V. Eaton

CONNIE V. EATON, individually: Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CONNIE V. EATON**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 30th day of March, 2021.



Sheryl M. Childers

Sheryl M. Childers

Notary Public for the State of Alabama

My commission expires: March 8, 2022



20210407000173610 2/3 \$229.00
Shelby Cnty Judge of Probate, AL
04/07/2021 09:18:27 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 Connie V. Eaton

Grantee's Name The Connie V. Eaton Living Trust
Dated May 30, 2013

Mailing Address 1824 Stone Brook Lane
Birmingham, Alabama 35242

Mailing Address 1824 Stone Brook Lane
Birmingham, Alabama 35242

Property Address 1824 Stone Brook Lane
Birmingham, Alabama 35242

Date of Sale 03/30/2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 199,900.00



20210407000173610 3/3 \$229.00
Shelby Cnty Judge of Probate, AL
04/07/2021 09:18:27 AM FILED/CERT

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

☐ Appraisal

☐ Sales Contract

☒ Other - Tax Assessor's Records

☐ Closing Statement

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 03/30/2021

Print Connie V. Eaton

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner Agent) circle one

Form RT-1