


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 HEREIN, OR IN ANY PREVIOUSLY FILED DEEDS.

This instrument was prepared by:

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


20210507000228140 1/3 \$143.00
Shelby Cnty Judge of Probate, AL
05/07/2021 10:26:47 AM FILED/CERT

Send Tax Notice To:
F. Wade Steed;
Dale P. Steed; and
Lee D. Steed
2232 Vanessa Drive
Birmingham, AL 35242

STATUTORY WARRANTY DEED
(Tenants in Common)

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,

F. WADE STEED, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BELVA DUNKIN STEED, DECEASED, and F. WADE STEED, AS SUCCESSOR TRUSTEE, UNDER THE BELVA JEAN STEED LIVING TRUST, DATED SEPTEMBER 16, 2005, AND ANY AMENDMENTS THERETO

(hereinafter referred to collectively as, the "Grantors," whether one or more), grant, bargain, sell and convey unto

F. WADE STEED, a married person, DALE P. STEED, a married person, & LEE D. STEED, a single person

as tenants in common (hereinafter referred to collectively as, the "Grantees"), an undivided one-third (1/3) interest in each Grantee of all interest the Grantors have in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, in Shelby Shores, 1977 Addition, according to map as recorded in Map Book 7, page 87, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. All easements, rights-of-way, covenants, restrictions and agreements of record.**
- 2. All mineral and mining rights not owned by Grantors.**
- 3. 2021 Ad Valorem taxes, a lien, but not yet due and payable.**
- 4. All terms, conditions, restrictions and limitations set forth in that certain Last Will and Testament of Belva Dunkin Steed, deceased, that was filed and probated in the Office of the Judge of Probate of Shelby County, Alabama, on or about the 5th day of March, 2015, Case No. PR-2015-000128.**

Notes:

- 1. Frank I. Steed predeceased Belva J. Steed on or around the 19th day of April, 1986.**
- 2. Belva J. Steed is one and the same person as Belva Dunkin Steed.**
- 3. This statutory warranty deed has been prepared without the benefit of a survey or of a title examination or title binder.**

TO HAVE AND TO HOLD to the said Grantees, F. Wade Steed, Dale P. Steed and Lee D. Steed, as tenants in common, their heirs and/or assigns, forever.

And Grantors covenant with said Grantees, their heirs and/or assigns, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted herein; and that the Grantors have a good right to sell and convey the said premises. Notwithstanding any language found herein to the contrary, Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have neither permitted nor suffered any liens, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6th day of May, 2021.

The Estate of Belva Dunkin Steed, deceased

By: [Signature]
F. Wade Steed
Its: Personal Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that F. Wade Steed, whose name as Personal Representative of The Estate of Belva Dunkin Steed, deceased ("Estate"), is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, F. Wade Steed, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 6th day of May, 2021.



[Signature]

Sheryl M. Childers
Notary Public for the State of Alabama
My Commission Expires: March 8, 2022

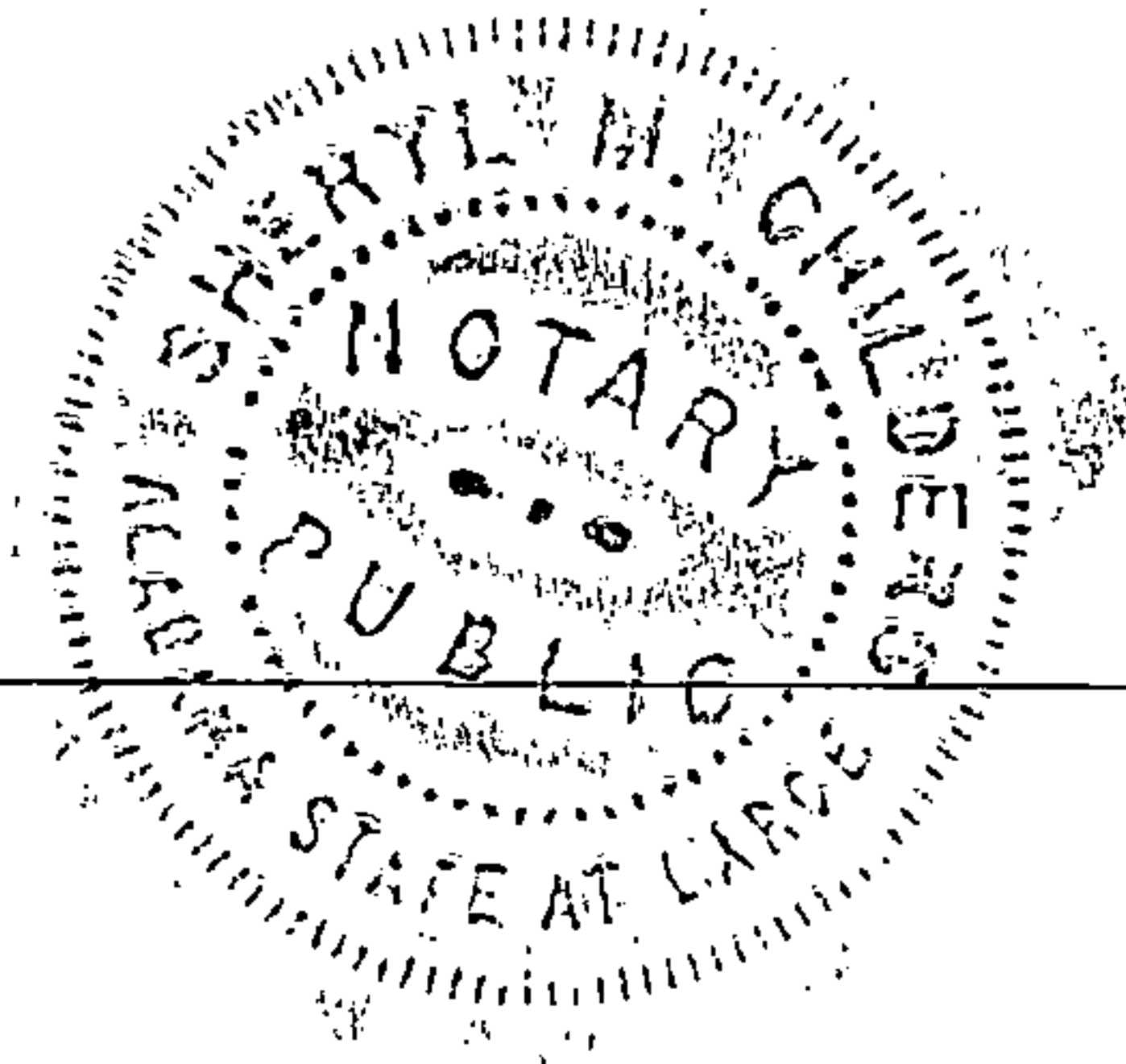
The Belva Jean Steed Living Trust,
dated September 16, 2005, and any amendments thereto

By: [Signature]
F. Wade Steed
Its: Trustee

STATE OF ALABAMA)
JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that F. Wade Steed, whose name as Trustee under The Belva Jean Steed Living Trust, dated September 16, 2005, and any amendments thereto ("Trust"), is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, F. Wade Steed, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 6th day of May, 2021.



[Signature]

Sheryl M. Childers
Notary Public for the State of Alabama
My Commission Expires: March 8, 2022


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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 F. Wade Steed, as Personal Representative
of the Estate of Belva Dunkin Steed, deceased, and F. Wade Steed,
as Successor Trustee, under The Belva Jean Steed Living Trust,
dated September 16, 2005, and any amendments thereto

Grantee's Name F. Wade Steed;
Dale P. Steed; and
Lee D. Steed

Mailing Address 1740 Oxmoor Road, Suite 100
Homewood, Alabama 35209

Mailing Address 2232 Vanessa Lane
Birmingham, Alabama 35242

Property Address Bentley Circle
Shelby, Alabama 35143
No Address / Vacant Lot

Date of Sale 05/06/2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 112,000.00

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 ☐ 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 05/06/2021

Print F. Wade Steed

Sign

(Grantor/Grantee/Owner Agent) circle one

☒ Unattested



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Form RT-1