

This instrument prepared by:
Jeff G. Underwood, Attorney
Tiffany & Bosco, P.A.
2311 Highland Avenue South
Suite 330
Birmingham, Alabama 35205

Sent Tax Notice to:
Dustin Heath Love

3629 Woodvale Road
Mtn Brook AL 35223

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Fifty-Five Thousand And 00/100 (\$255,000.00) and other good and valuable considerations to the undersigned, Estate of Lallage Estock, by and through Wayne Allen Standifer and Kathy Standifer Deitsch, as Co-Administrators, (hereinafter referred to as the "Grantors") Probate Case No. 17-BHM-01409, Jefferson County, Alabama, in hand paid by Dustin Heath Love, (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors does by these presents, grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama:

Lot 10, according to the survey of Riverchase Country Club, First Addition as recorded in Map Book 6, Page 116, in the Probate Office of Shelby County, Alabama, and amended in Map Book 6, Page 143 and further amended in Map Book 7 Page 115 in said Probate Office; being situated in Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 131 Page 389; Book 133 Page 291; Book 136 Page 31; Book 101 Page 500; Book 101 Page 569; Book 295 Page 168; Book 299 Page 485 and Book 311 Page 846.
4. Easement/right-of-way to South Central Bell as recorded in Book 300 Page 254.
5. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14 Page 460; Misc. Book 14, Page 536; Misc. Book 15 Page 189; Misc. Book 17 Page 550 and Misc. Book 15 Page 702 and Notice of Compliance Certificate recorded in Misc. Book 34 Page 549 in the Probate Office
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, recorded in Book 127 Page 140 in the Probate Office of Shelby County and Volume 339 Page 532 in the Probate Office of Jefferson County, Bessemer Division

\$ 229,500⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns, forever.

And the Grantors do, for themselves and their heirs and assigns, covenant with the said Grantee that Grantors are lawfully seized of said premises in fee simple, that it is free from all encumbrances except as hereinabove stated, that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will, and their heirs and assigns shall, warrant and defend the same unto the said Grantee, his successors and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, the said Grantors, have hereto set its signature and seal, this the 10th day of June, 2021.

The Estate of Lallage Kendrick Estock

By: Wayne Allen Standifer

Wayne Allen Standifer as Co-Administrator

By: Kathy Standifer Deitsch

Kathy Standifer Deitsch as Co-Administrator

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne Allen Standifer, whose name as Co-Administrator of Estate of Lallage Estock, 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, as such Co-Administrator and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of June, 2021.

Lisa Ann Mitchell
NOTARY PUBLIC
My Commission Expires: 3/2/2024
AFFIX SEAL

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathy Standifer Deitsch, whose name as Co-Administrator of Estate of Lallage Estock, 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, she, as such Co-Administrator and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of June, 2021.

Lisa Ann Mitchell
NOTARY PUBLIC
My Commission Expires: 3/2/2024
AFFIX SEAL

2021-000097

Real Estate Sales Validation Form

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

Grantor's Name Estate of Lallage Estock
 Mailing Address 3540 Kingshill Road
Birmingham, AL 35223

Grantee's Name Dustin Heath Love
 Mailing Address _____

3629 Woodvale Rd
MtN Brook AL 352

Property Address 964 Riverchase Parkway W
Hoover, AL 35244

Date of Sale 06/14/2021
 Total Purchase Price \$255,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

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 06/14/2021

Print Dustin Heath Love

☐ Unattested

Sign (Signature)

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/16/2021 03:51:13 PM
 \$57.50 JOANN
 20210616000294500

Allen S. Bayl