

Return to:
Kenneth C. Spearman and
Donna H. Spearman
5140 Stonehaven Drive
Birmingham, AL 35244

20220104000000970
01/04/2022 09:25:57 AM
DEEDS 1/4

Order Number:
71806483 - 8000124

WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Tax Notices to:
5140 Stonehaven Drive
Birmingham, AL 35244

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **KENNETH C. SPEARMAN** and **DONNA H. SPEARMAN**, husband and wife, whose address is 5140 Stonehaven Drive, Birmingham, AL 35244, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **DONNA H. SPEARMAN** and **KENNETH C. SPEARMAN, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE SPEARMAN LIVING TRUST DATED JULY 14, 2021 AND ANY AMENDMENTS THERETO**, herein referred to as Grantee, whose address is 5140 Stonehaven Drive, Birmingham, AL 35244, **in fee simple**, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

Lot 10, according to the survey of Valley Brook, Phase III, as recorded in Map Book 13 Page 101, in the probate office of Shelby County, Alabama; being situated in Shelby county, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Prior Deed Reference: Instrument Number 20210914000448340.

Parcel ID Number: 10 5 21 0 002 003.010

Commonly Known As: 5140 Stonehaven Drive, Birmingham, AL 35244

Fair Market Value: \$279,900.00

Page 1 of 3



PCL

71806483DWAR05010103

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock LLC.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[SPACE INTENTIONALLY LEFT BLANK]



IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 27th day of DECEMBER, 2021.

GRANTOR:

Kenneth C Spearman
KENNETH C. SPEARMAN

Donna H Spearman
DONNA H. SPEARMAN

STATE OF Alabama
COUNTY OF Shelby

I, Tommy Watkins a Notary Public for the State of Alabama, do hereby certify that KENNETH C. SPEARMAN and DONNA H. SPEARMAN, 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 said conveyance, executed the same voluntarily on the day the same bears date.

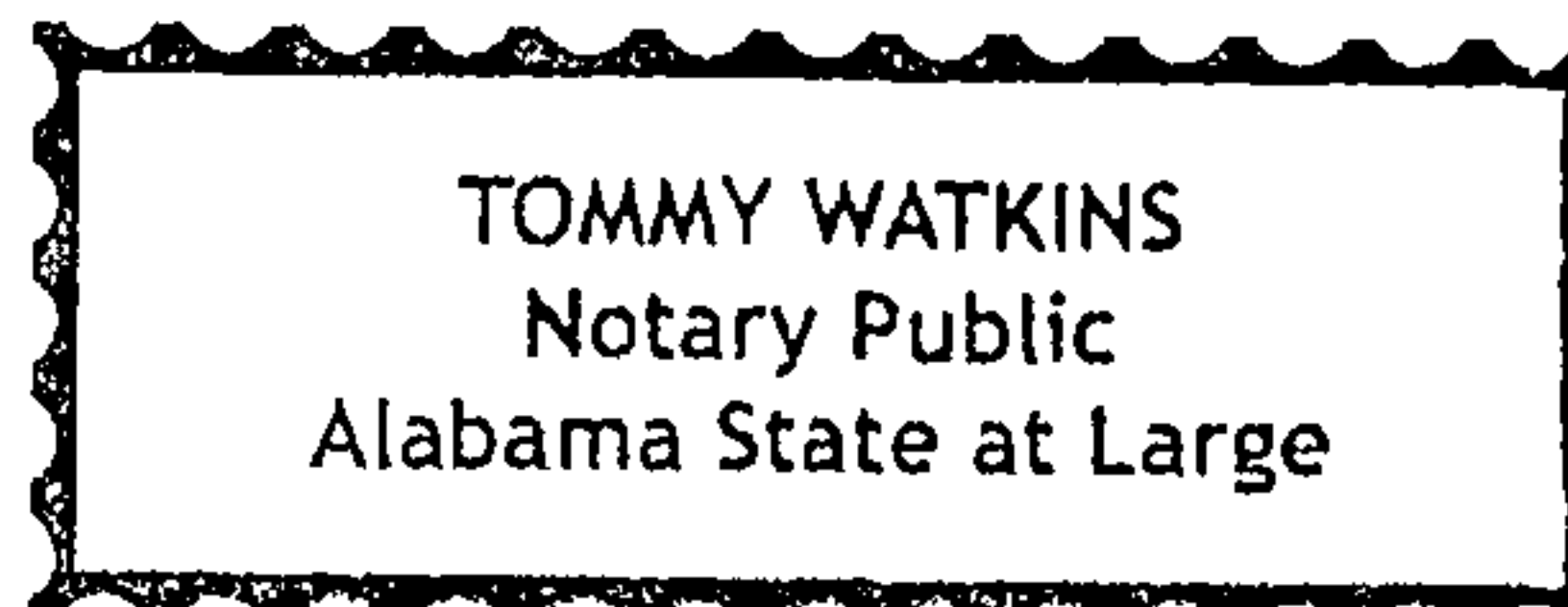
Given under my hand this the 27th day of December, 2021.

(NOTARY SEAL)

Tommy Watkins
Notary Public

My commission expires: 4/18/2022

This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464



My Commission Expires
April 18, 2022



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Kenneth C. Spearman & Donna H. Spearman
 Mailing Address 5140 Stonehaven Drive
Birmingham, AL 35244

Grantee's Name The Spearman Living Trust
 Mailing Address 5140 Stonehaven Drive
Birmingham, AL 35244

Property Address 5140 Stonehaven Drive
Birmingham, AL 35244

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 279900.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/04/2022 09:25:57 AM
 \$312.00 JOANN
 20220104000000970

Allen S. Byrd

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☐ 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 12.27.21Print SPEARMAN FAMILY LIVING TRUST☐ UnattestedSign Spearman Family Living Trust

(verified by)

(Grantor/Grantee/Owner/Agent) circle one