

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2022188

Send Tax Notice To: Steve Sharit
101 Green Wing Circle
Pelham, AL 35124

20220706000268430
07/06/2022 03:08:36 PM
DEEDS 1/2

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Five Hundred Dollars and No Cents (\$500.00)**, to the undersigned Grantor, **Toby Aaron Schneider, as Personal Representative for The Estate of Theodore W. Schneider, Deceased, Shelby County Probate Case #PR-2022-000083, whose mailing address is 2128 Baneberry Drive, Hoover, AL 35244** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Steve Sharit**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 101 Green Wing Circle, Pelham, AL 35124**; to wit;

A PART OF LOT 13, OF MALLARD POINTE, FIRST ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 3/4" CRIMP PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 13 A MEASURED DISTANCE OF 179.92 FEET (180.0 FEET, RECORDED) TO A 3/4" CRIMP PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE WITH AN INTERIOR ANGLE OF 2 DEGREES 56'45" RUN IN A SOUTHERLY DIRECTION FOR 180.17 FEET TO A POINT ON THE SOUTHERN LINE OF SAID LOT 13; THENCE WITH AN INTERIOR ANGLE OF 86 DEGREES 57'25" RUN EASTERLY 9.26 FEET TO THE POINT OF BEGINNING.

Subject To:

1. Property Taxes and a parcel ID # for said sliver.
2. Any easements, restrictions, exceptions of record.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Personal Representative, Toby Aaron Schneider, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of July, 2022.

THE ESTATE OF THEODORE W. SCHNEIDER,
DECEASED, SHELBY COUNTY PROBATE CASE
#PR-2022-000083

Toby Aaron Schneider, Personal Representative
Toby Aaron Schneider
Personal Representative

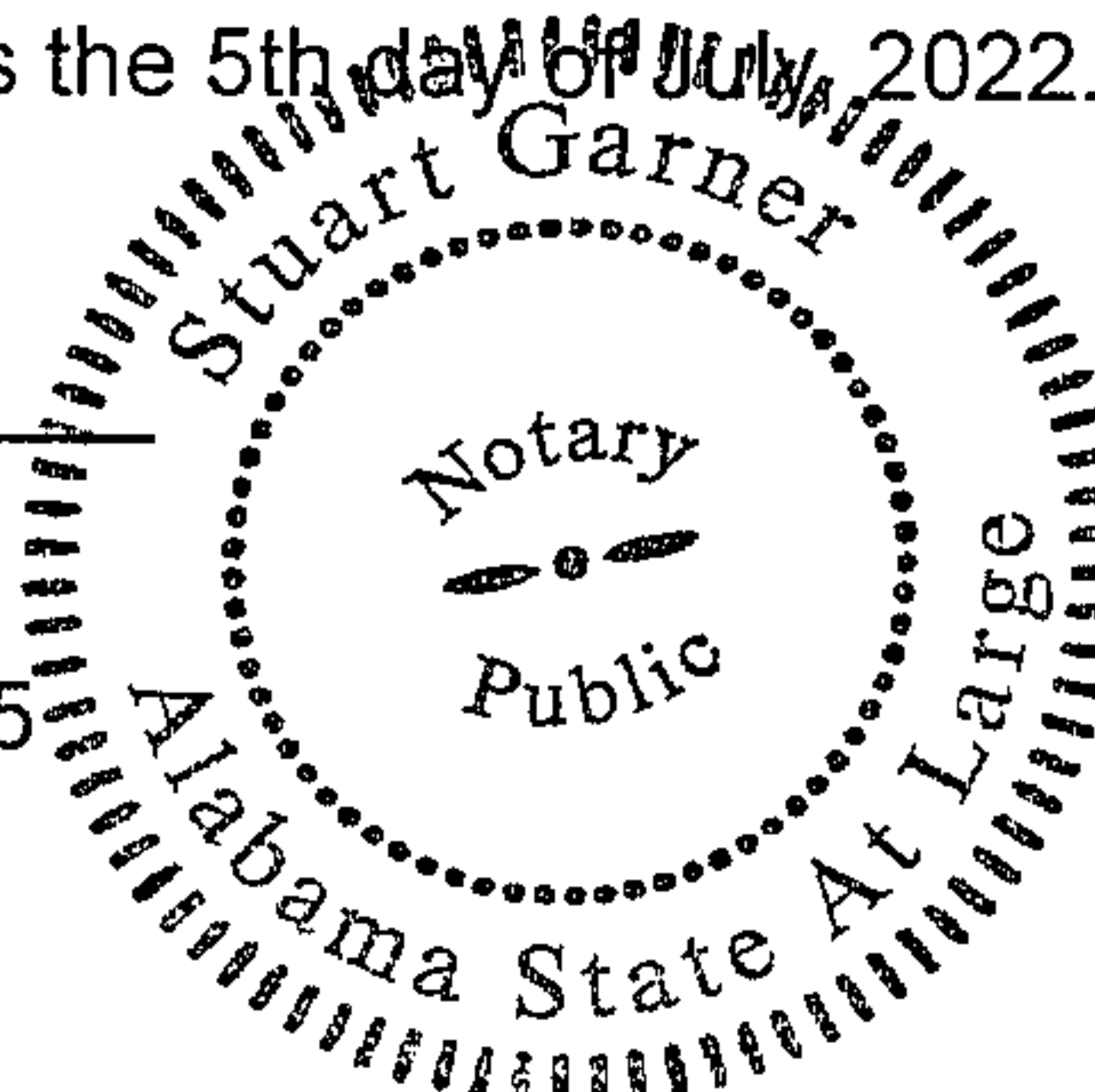
State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for said County in said State, hereby certify that Toby Aaron Schneider, Personal Representative of The Estate of Theodore W. Schneider, Deceased, Shelby County Probate Case #PR-2022-000083 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 5th day of July, 2022.

Stuart J. Garner
Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires: August 19, 2025



Real Estate Sales Validation Form

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

Grantor's Name The Estate of Theodore W. Schneider, Deceased, Shelby County Probate Case #PR-2022-000083

Grantee's Name Steve Sharit

Mailing Address 2128 Baneberry Drive Hoover, AL 35244

Mailing Address 101 Green Wing Circle Pelham, AL 35124

Property Address 101 Green Wing Circle Pelham, AL 35124

Date of Sale July 05, 2022 Total Purchase Price \$500.00

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, A sliver of land with no monetary value

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 of 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).

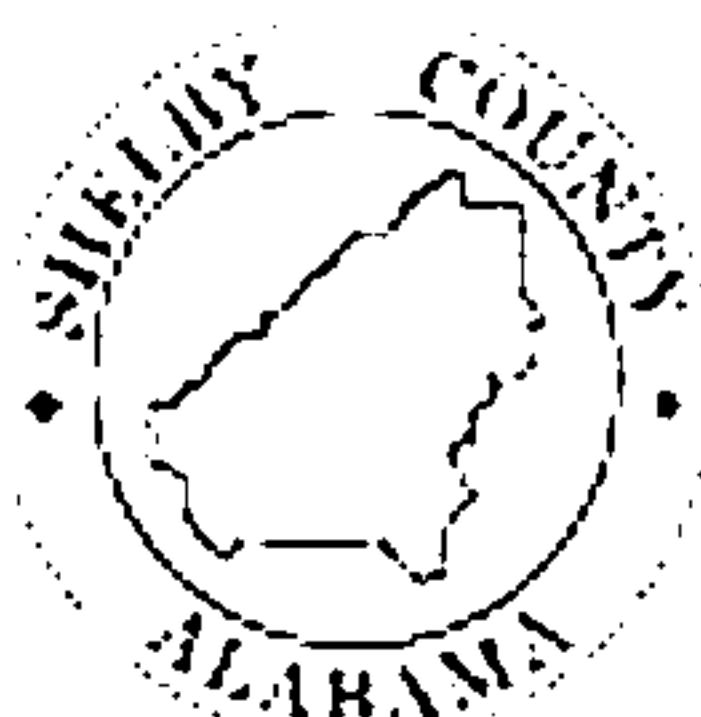
Date July 05, 2022

Print The Estate of Theodore W. Schneider, Deceased, Shelby County Probate Case #PR-2022-000083

Unattested

[Signature] (verified by)

Sign [Signature] Personal Representative (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 07/06/2022 03:08:36 PM \$25.50 BRITTANI 20220706000268430

[Signature]