

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:

Natalie J. Houston, Esq.
DEMPSEY STEED, PC
1740 Oxmoor Road, Suite 100
Homewood, Alabama 35209

Send Tax Notice To:

Lance T. Yates
Sandra G. Yates
7040 Sunny Lane
Hoover, Alabama 35244



20221109000418200 1/3 \$614.00
Shelby Cnty Judge of Probate, AL
11/09/2022 08:54:07 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 grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

LANCE T. YATES, individually, and SANDRA G. YATES, individually (the Grantors are husband and wife)

(herein referred to collectively as the "Grantors"), grant, bargain, sell and convey unto

LANCE T. YATES, TRUSTEE OF THE LANCE T. YATES LIVING TRUST DATED OCTOBER 21, 2022, AS AMENDED AND RESTATED FROM TIME TO TIME, and SANDRA G. YATES, TRUSTEE OF THE SANDRA G. YATES LIVING TRUST DATED OCTOBER 21, 2022, AS AMENDED AND RESTATED FROM TIME TO TIME

(herein referred to collectively as the "Grantees"), as tenants in common, an undivided one-half (1/2) interest unto each said Grantee of all interest the Grantors have in the following described real estate, situated in Shelby County, Alabama, the address of which is 7040 Sunny Lane, Hoover, Alabama 35244, to-wit:

LOT 4214, ACCORDING TO THE SURVEY OF ABINGDON BY THE RIVER, PHASE 3, AS RECORDED IN MAP BOOK 54, PAGE 38 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. 2022 ad valorem taxes, a lien due and payable.
2. Any and all mineral and mining rights not owned by the Grantors.
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 Grantors or the Grantees.

TO HAVE AND TO HOLD unto the said GRANTEES, in fee simple forever, and to the respective successors and/or assigns of such forever, together with every contingent remainder and right of reversion. The Grantors do individually and for their respective heirs and/or assigns covenant with said Grantees and their respective successors 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 above; that the Grantors have a good right to transfer and/or convey the said premises; that the Grantors and their respective heirs and/or assigns shall transfer, warrant

and defend the said premises of the Grantees and their respective heirs and/or assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on this the 21st day of October, 2022.



20221109000418200 2/3 \$614.00
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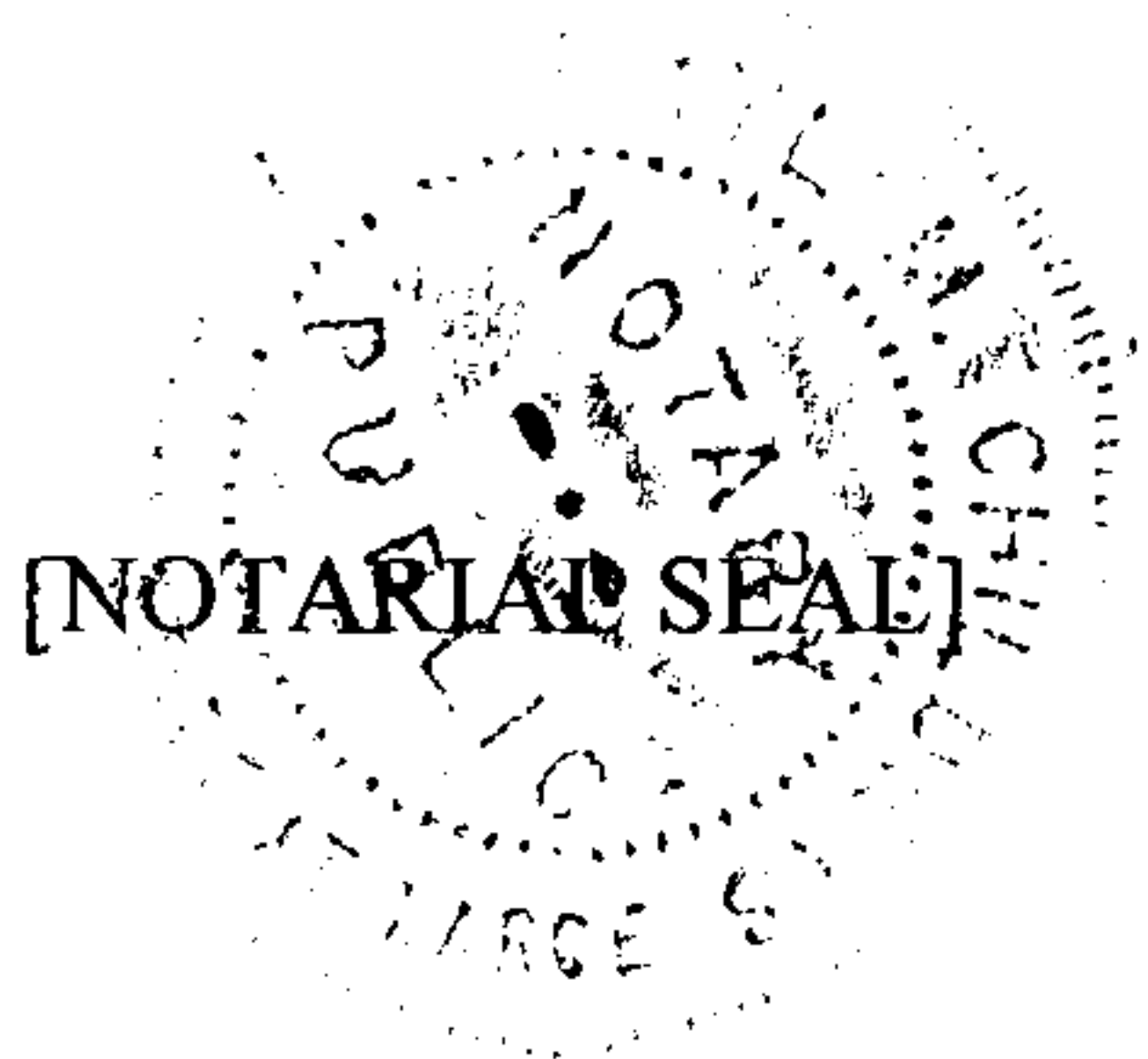
Lance T Yates
LANCE T. YATES, individually: Grantor

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LANCE T. YATES**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 21st day of October, 2022.



Sheryl M Childers
Sheryl M. Childers
Notary Public for the State of Alabama
My commission expires: March 8, 2026

Sandra G Yates
SANDRA G. YATES, individually: Grantor

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SANDRA G. YATES**, 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 21st day of October, 2022.

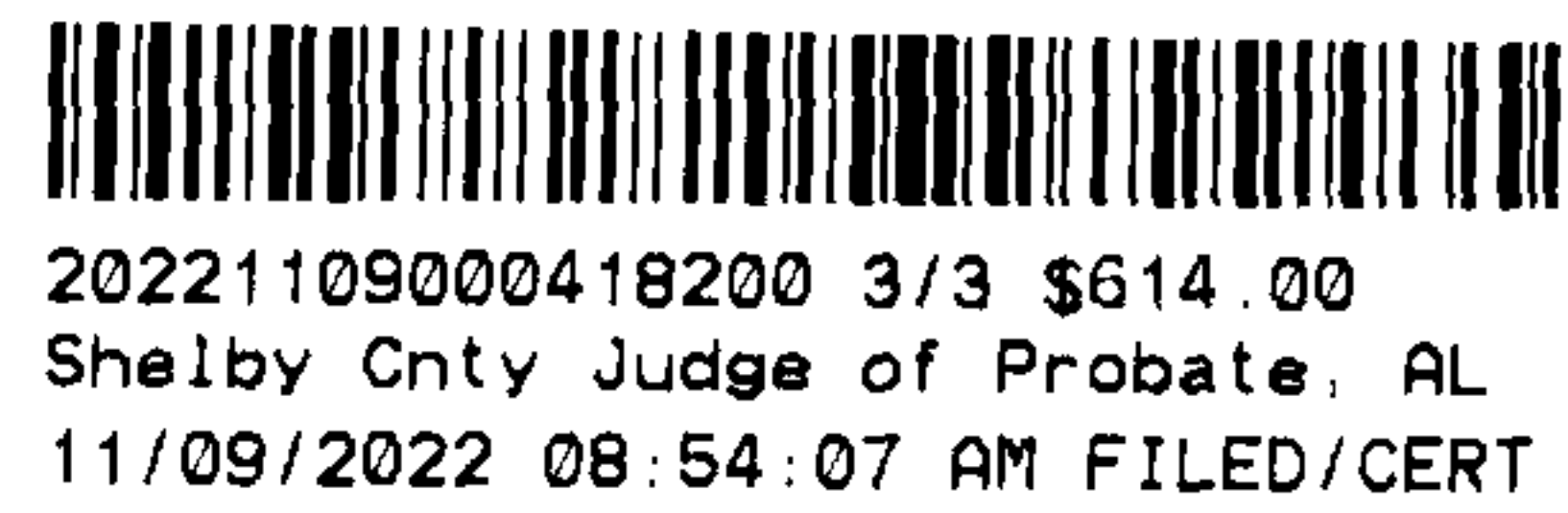


Sheryl M Childers
Sheryl M. Childers
Notary Public for the State of Alabama
My commission expires: March 8, 2026

IReal Estate Sales Validation Form

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

| | | | |
|------------------|--|-------------------------|--|
| Grantor's Name | <u>Lance T. Yates and Sandra G. Yates</u> | Grantee's Name | <u>The Lance T. Yates Living Trust</u> <u>dated October 21, 2022, and</u> <u>The Sandra G. Yates Living Trust dated</u> <u>October 21, 2022</u> |
| Mailing Address | <u>7040 Sunny Lane</u> <u>Hoover, Alabama 35244</u> | Mailing Address | <u>7040 Sunny Lane</u> <u>Hoover, Alabama 35244</u> |
| Property Address | <u>7040 Sunny Lane</u> <u>Hoover, Alabama 35244</u> | Date of Transfer | <u>10/21/2022</u> |
| | | Total Purchase Price | \$ _____ |
| | | or | |
| | | Actual Value | \$ _____ |
| | | or | |
| | | Assessor's Market Value | \$ <u>583,800.00</u> |



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 - Tax Assessor's Records

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 10/21/2022

Print Lance T. Yates and Sandra G. Yates

Unattested _____
(verified by)

Sign *Lance T. Yates* *Sandra G. Yates*
(Grantors/Grantees/Owner Agent) circle one