



20221114000421010 1/5 \$335.50
Shelby Cnty Judge of Probate, AL
11/14/2022 08:41:44 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY WITH
INFORMATION PROVIDED BY GRANTOR

This instrument prepared by:
SCOZZARO LAW, LLC
600 Creekside Court, P.O. Box 548
Helena, AL 35080

SEND TAX NOTICE TO:
Shirley L. Honeycutt, Trustee of The Shirley L. Honeycutt Family Trust
123 Pintail Drive
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Men by these Presents, that for and in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00), and other good and valuable consideration, provided to **Shirley L. Honeycutt**, a single female, (hereinafter called "Grantor"), the receipt whereof is hereby acknowledged, said Grantor GRANTS, BARGAINS, TRANSFERS, and CONVEYS to **Shirley L. Honeycutt, Trustee of The Shirley L. Honeycutt Family Trust**, dated **October 31, 2022 and any amendments thereto**, (hereinafter called the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED

Subject to: any indebtedness, restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama

Address of Property: 123 Pintail Drive, Pelham, Alabama 35124.

TO HAVE AND TO HOLD unto said Grantee, and its heirs, assigns and beneficiaries, forever.

AND said Grantor does for the Grantor and her heirs, executors, and administrators covenant with said Grantee, and its heirs and assigns, that the Grantor is lawfully seized in fee simple of said conveyance; that it is free from all encumbrances, unless other noted above; that Grantor has good right to convey the same aforesaid; that said Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the Grantee, and Grantee's heirs, assigns and beneficiaries forever, against the lawful claims of all others.

IN WITNESS WHEREOF, I the undersigned Grantor has set my hand and seal on this the 31 day of October, 2022.


SHIRLEY L. HONEYCUTT
Grantor

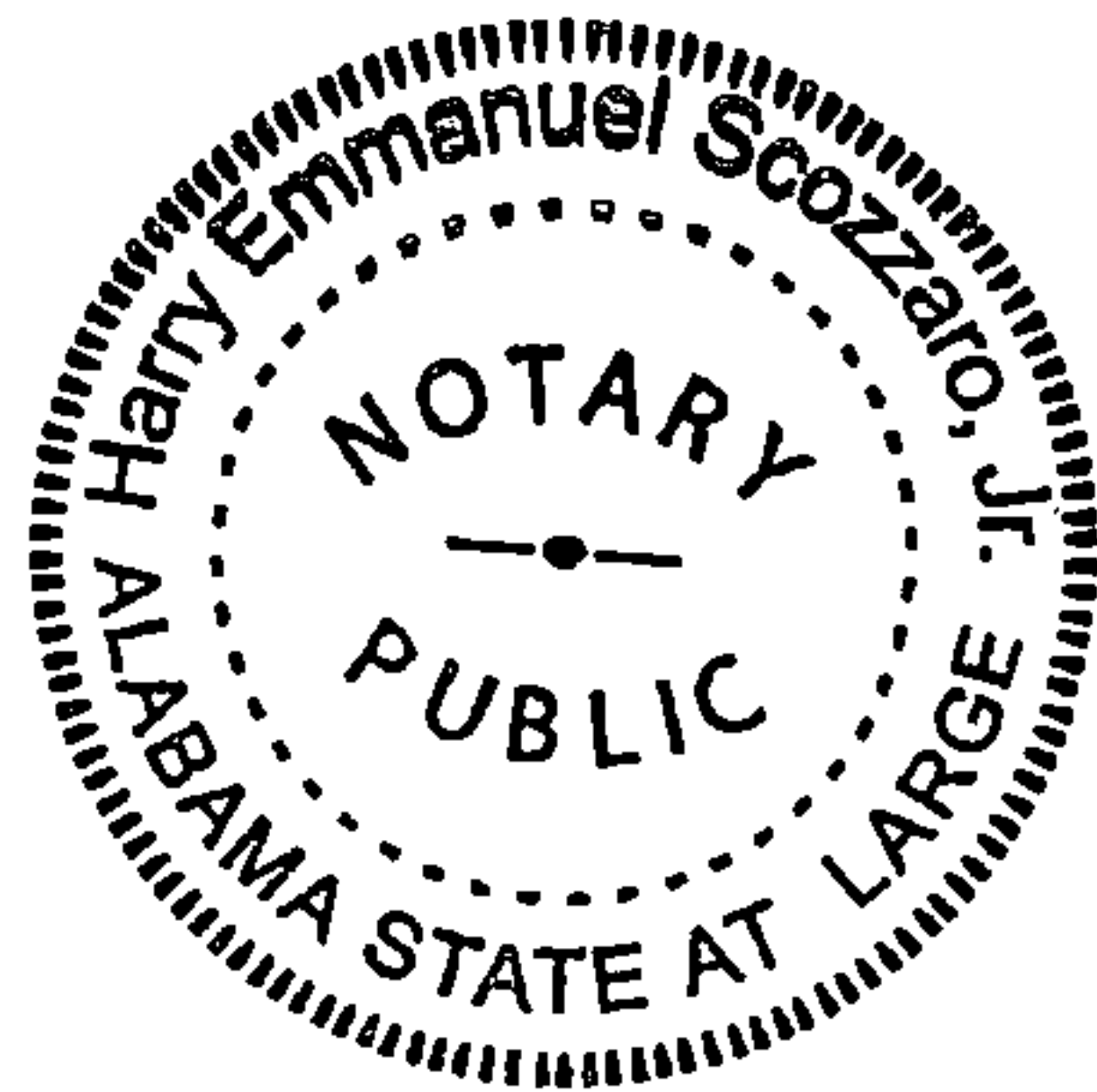
Shelby County, AL 11/14/2022
State of Alabama
Deed Tax: \$301.50



20221114000421010 2/5 \$335.50
Shelby Cnty Judge of Probate, AL
11/14/2022 08:41:44 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, Harry Emmanuel Scozzaro, Jr., a Notary Public in and for said County, in said State, hereby certify that SHIRLEY L. HONEYCUT whose name is signed to the foregoing conveyance and who is known to me, acknowledged on this day that, being informed of the contents of the conveyance, she executes the same voluntarily on this 31 day of October, 2022.



NOTARY PUBLIC
11/21/22

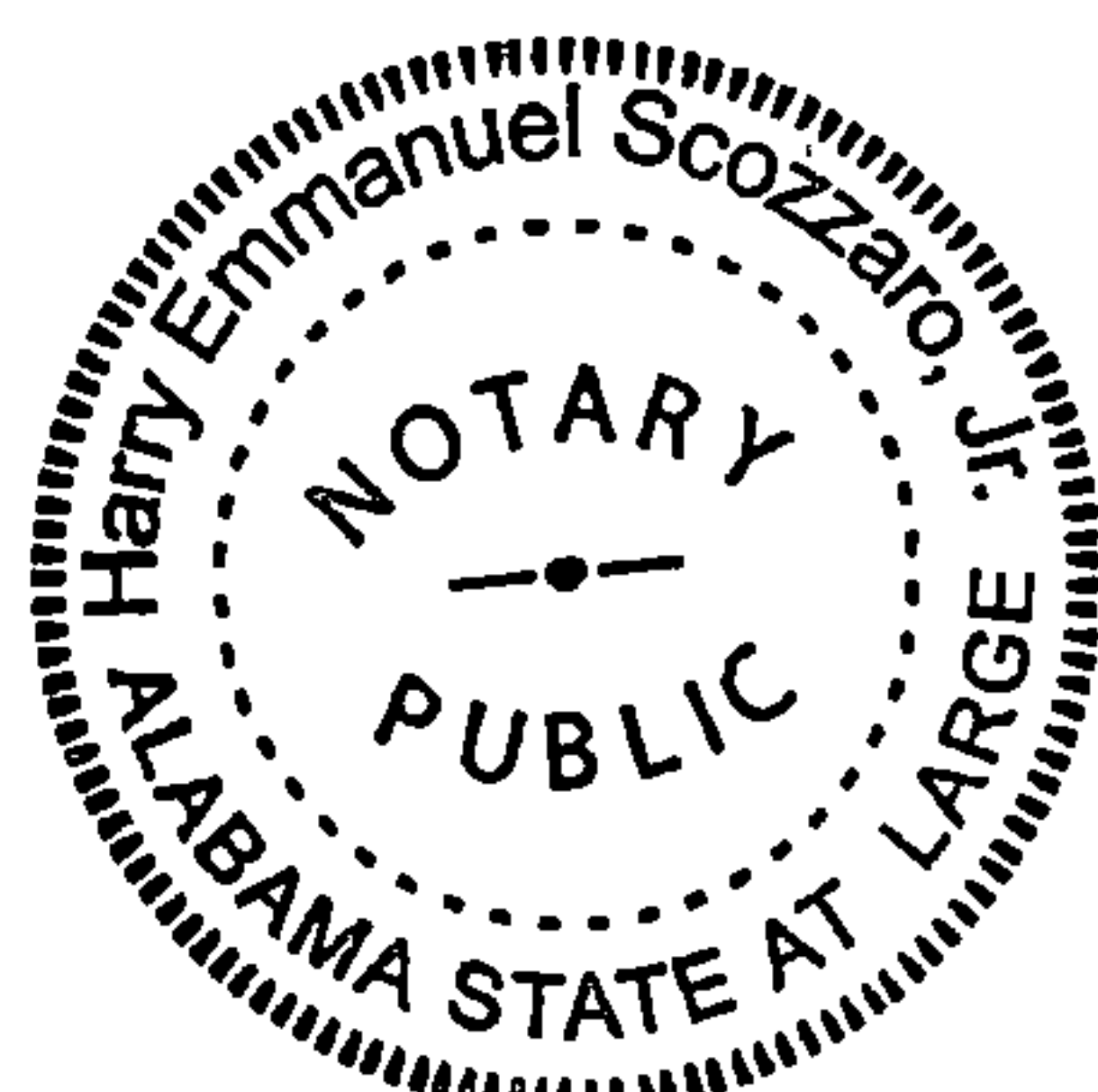
ACKNOWLEDGMENT OF CONVEYANCE INTO REVOCABLE TRUST

I, the Grantee of the above-referenced property, **Trustee for The Shirley L. Honeycutt Family Trust**, hereby acknowledge that I am Trustee of said trust. I further acknowledge that this statutory warranty deed is specifically executed for the purpose of placing into said Trust the real property identified above and accept the interests and provisions of the foregoing deed

Shirley L. Honeycutt
Trustee

STATE OF ALABAMA)
COUNTY OF SHELBY)

Before me, a Notary Public in and for said State, hereby certify that Shirley L. Honeycutt, Trustee of The Shirley L. Honeycutt Family Trust, who is known to me, acknowledged that, being informed of the contents herein, she executes the same voluntarily on this 31 day of October, 2022.



NOTARY PUBLIC
11/21/22



20221114000421010 3/5 \$335.50
Shelby Cnty Judge of Probate, AL
11/14/2022 08:41:44 AM FILED/CERT

EXHIBIT "A"

A parcel of land situated in NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as followed:

Beginning at the NE corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19; thence N 87 degrees 42'5" W along north line of $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 198.12 feet;
thence S 2 degrees 4'52" W a distance of 153.61 feet;
thence S 62 degrees 31'9" E a distance of 41.83 feet;
thence S 31 degrees 20'25" E a distance of 40.74 feet;
thence S 65 degrees 42'6" E a distance of 44.18 feet;
thence S 44 degrees 15'24" E a distance of 53.40 feet;
thence S 62 degrees 41'40" E a distance of 45.22 feet;
thence N 41 degrees 53'25" E a distance of 70.54 feet;
thence N 40 degrees 43'17" E a distance of 39.63 feet;
thence N 53 degrees 51'57" E a distance of 43.49 feet;
thence S 71 degrees 37'57" E a distance of 49.63 feet;
thence S 77 degrees 21'20" E a distance of 40.88 feet;
thence N 24 degrees 32'0" E a distance of 36.80 feet;
thence N 3 degrees 52'42" E a distance of 56.13 feet;
thence N 80 degrees 45'39" W a distance of 83.24 feet;
thence N 41 degrees 27'37" E a distance of 51.31 feet;
thence N 70 degrees 7'11" E a distance of 47.90 feet;
thence N 53 degrees 51'29" E a distance of 45.11 feet;
thence N 87 degrees 38'58" W along north line of $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 220.10 feet to the point of beginning, containing 1.76 acres more or less.

A 60 foot ingress and egress easement described as follows: Commence at the NE corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, section 19, thence N 87 degrees 42'05" W along north line of $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 198.12 feet to the beginning point and east line of said easement; said easement lying 60 feet west of following described line, from beginning point thence S 2 degrees 4'52" W a distance of 60 feet to the end of easement, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, Real book 373 page 832.

A 15 foot utility easement described as follows: Commence at the NE corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, section 19 thence N 87 degrees 42'05" W along the north line of $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 198.12 feet to the beginning point and north line of said easement; said easement lying 15 feet south of following described line, from beginning point thence S 87 degrees 42'5" E along north line of $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 198.12 feet; thence S 87 degrees 8'58" E along north line of $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 70.93 feet to a point; said easement lying 7.5 feet each side of following described line, from last described point thence S 3 degrees 20'49" E a distance of 166.01 feet to the end of easement.

A 25 foot easement for ingress and egress described as the North 25 feet of the following described property:



20221114000421010 4/5 \$335.50
Shelby Cnty Judge of Probate, AL
11/14/2022 08:41:44 AM FILED/CERT

The point of beginning is the NE Corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 20 South, Range 2 West; from the point of beginning run Westerly along North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 257.72 feet to the West right-of-way line of Pintail Drive, thence turn left and run South 25 feet to a point, thence turn left and run easterly and parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 317.72 feet to a point, thence turn left and run North 25 feet to a point on the North line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, Township 20 South, Range 2 West which point is 60 feet East of the point of beginning, thence turn left and run westerly along the North line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 60 feet to the point of beginning; being situated in Shelby County, Alabama.

End of Exhibit A

Real Estate Sales Validation Form

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

Grantor's Name Shirley L. Honeycutt
Mailing Address 123 Pintail Drive
Pelham, AL 35124

Grantee's Name Shirley L. Honeycutt Family Trust
Mailing Address Trustee,
123 Pintail Drive
Pelham, AL 35124

Property Address 123 Pintail Drive
Pelham, AL 35124

Date of Sale 10/31/22
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 301,500.00

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other S/C TAX Assessor

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 11/14/22

Print H. Emmanuel Scorzaro, Jr.

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20221114000421010 5/5 \$335.50
Shelby Cnty Judge of Probate, AL
11/14/2022 08:41:44 AM FILED/CERT