

20221206000442790
12/06/2022 10:46:16 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA	)	SEND TAX NOTICE TO:	THIS INSTRUMENT PREPARED
	)	Thomas J. Giere and Laura E. Giere, as	WITHOUT BENEFIT OF TITLE
COUNTY OF SHELBY	)	Co-Trustees	SEARCH BY: W. Eric Pitts, Esq., W. Eric
		142 Big Oak Drive	Pitts, L.L.C. 1109 1st Street South, Alabaster,
		Maylene, AL 35114	AL 35007. (205) 216-4418. No title opinion
			requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Thomas Giere and Laura E. Giere, husband and wife, (hereinafter "GRANTORS"), for and in consideration of the sum of \$10.00, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Thomas J. Giere and Laura E. Giere as Co-Trustees, and not personally, under the provisions of that certain trust agreement dated the 1st day of December, 2022 and known as the Giere Revocable Living Trust (hereinafter "GRANTEES"), in fee simple, that property and interest described as follows:

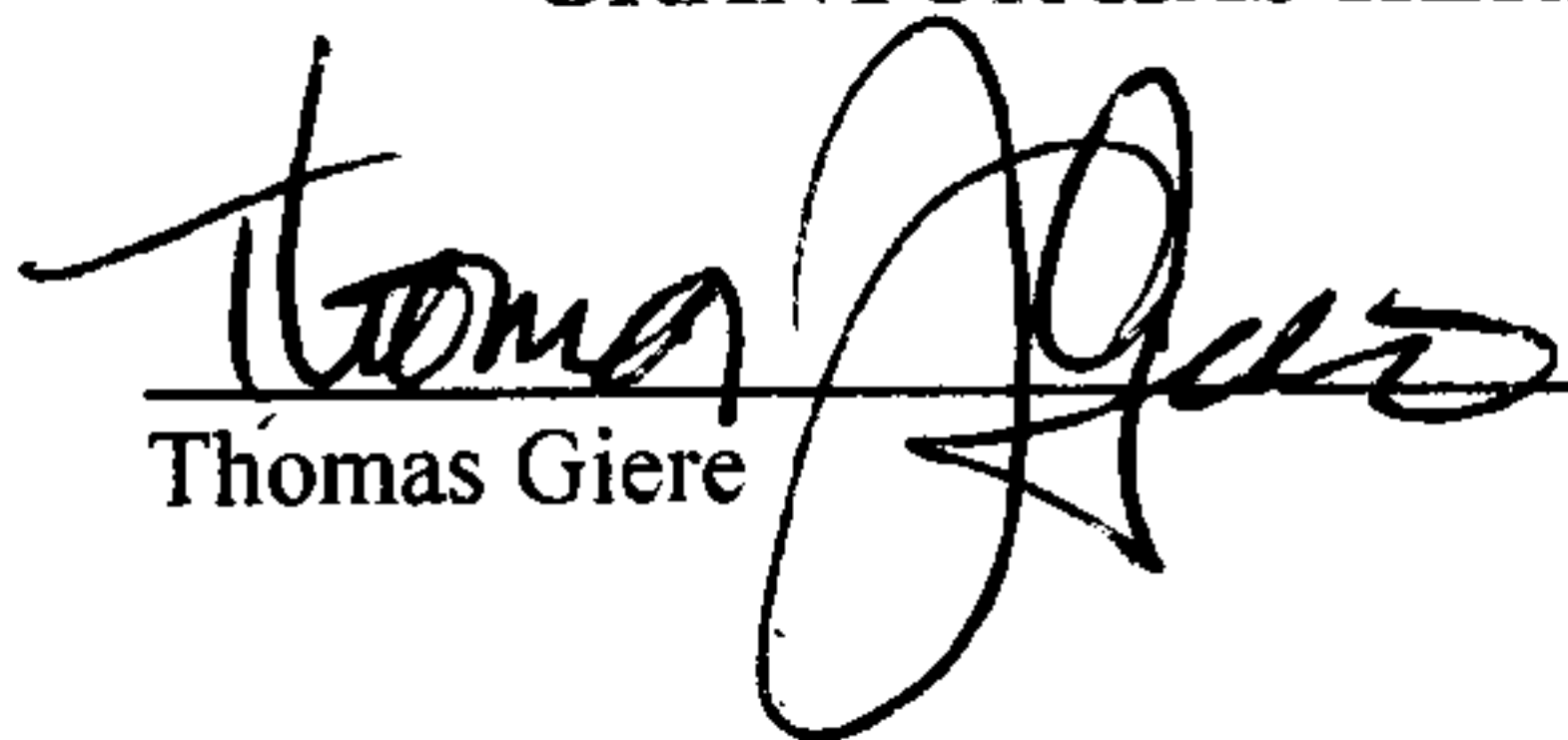
See Exhibit A attached hereto

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, their successors and assigns forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEES, their successors and assigns, that GRANTORS are at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to the said GRANTEES, their successors and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set his/her hand and seal on this the 1st day of December, 2022.

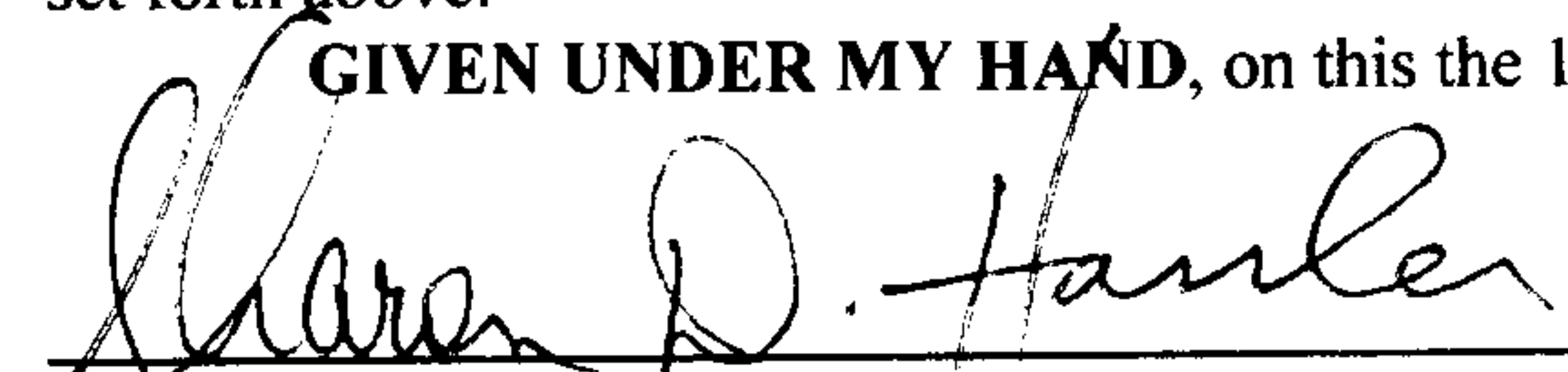

Thomas Giere


Laura E. Giere

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Thomas Giere and Laura E. Giere whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on this the 1st day of December, 2022.


NOTARY PUBLIC

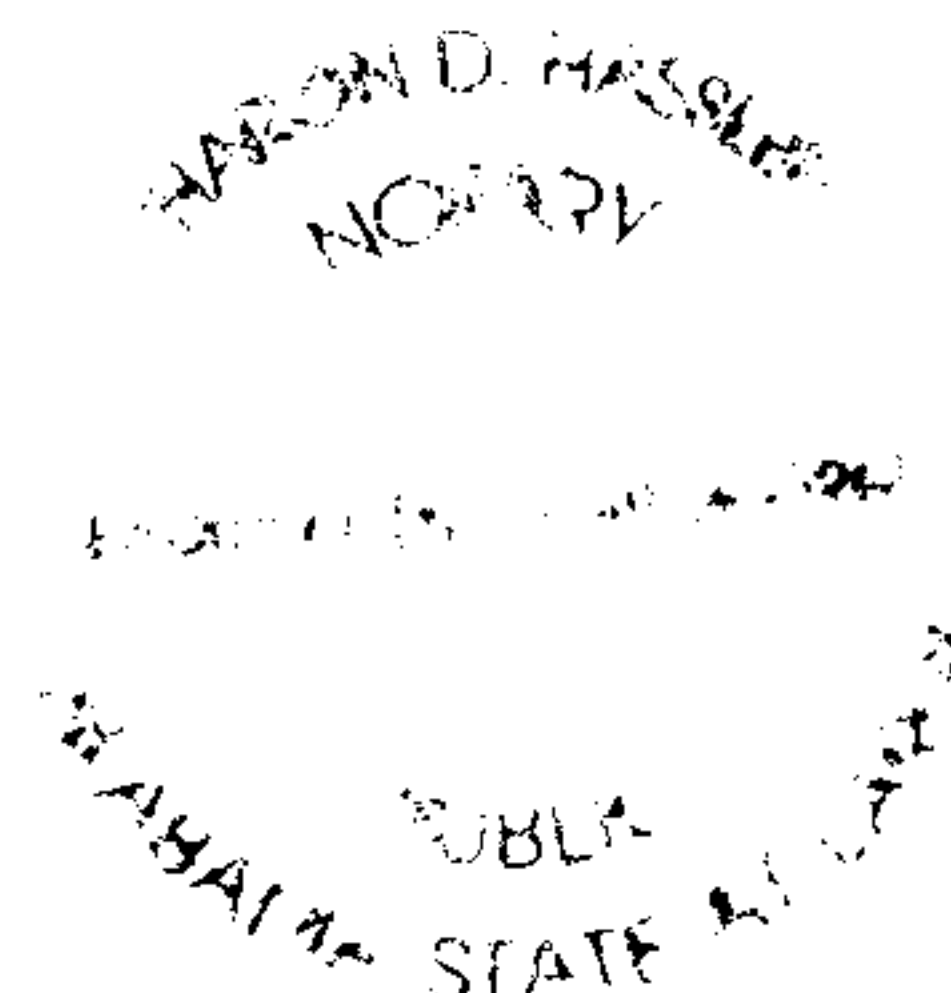


Exhibit "A"

Legal Description:

A parcel of land situated in the NW¼ of the SW¼ of Section 15, Township 21 South, Range 3 West, particularly described as follows:

Commence at the Northwest corner of the NW¼ of the SW¼ of said Section 15 and run North 89 degrees 43 minutes 56 seconds East along the North boundary of said ¼ - ¼ section for 650.10 feet to the point of beginning; thence continue North 89 degrees 43 minutes 56 seconds East for 169.90 feet to a point; thence South 16 degrees 24 minutes 54 seconds West for 659.32 feet to a point on the North boundary of Big Oak Drive; thence South 89 degrees 45 minutes 15 seconds West along said North boundary of Big Oak Drive for 35.0 feet to the P.C. (point of curve) of a curve to the right; thence in the arc of said curve, having a radius of 30.0 feet and a central angle of 47 degrees 16 minutes 45 seconds for a distance of 24.76 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve North 42 degrees 58 minutes 00 seconds West and along the North boundary of said Big Oak Drive, for 256.15 feet to a point; thence North 29 degrees 42 minutes 24 seconds East for 500.61 feet to the point of beginning; being situated in Shelby County, Alabama.

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

Grantor's Name Thomas J. Geire &
 Mailing Address Laura E. Giere
142 Big Oak Drive
Maylene, AL 35114

Grantee's Name Thomas J. Giere &
 Mailing Address Laura E. Giere as Co-Trustees
142 Big Oak Drive
Maylene, AL 35114

Property Address 142 Big Oak Drive
Maylene, AL 35114

Date of Sale December 1, 2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 371,050

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 Tax Appraisal

☐ 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 December 1, 2022

Print W. Eric Pitts

☐ Unattested

Sign WEP

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/06/2022 10:46:16 AM
 \$400.50 BRITTANI
 20221206000442790

Brittani S. Boyd

Form RT-1