



20221219000454200 1/3 \$489.50
Shelby Cnty Judge of Probate, AL
12/19/2022 09:54:08 AM FILED/CERT

The following is in lieu of real estate sale validation form RT-1:

GRANTORS:

ADAM ALLEN AUSTIN
2044 Glen Eagle Lane
Birmingham, AL 35242

ELIZABETH TYLER AUSTIN
2044 Glen Eagle Lane
Birmingham, AL 35242

PROPERTY ADDRESS:

2044 Glen Eagle Lane
Birmingham, AL 35242

DATE OF SALE/TRANSFER: December 15, 2022

TOTAL ASSESSOR'S MARKET VALUE: \$459,400.00

GRANTEE:

ADAM ALLEN AUSTIN and ELIZABETH TYLER AUSTIN as Trustees of the ADAM ALLEN AUSTIN and ELIZABETH TYLER AUSTIN
Revocable Living Trust u/a/d December 15, 2022
2044 Glen Eagle Lane
Birmingham, AL 35242

This instrument prepared by:

Jon J. Rutledge, LLC
Attorney at Law
Vestavia Parkway, Suite 2300
Birmingham, Alabama 35216
PH 205.795.2088

SEND TAX NOTICE TO:

Adam Allen Austin and Elizabeth Tyler Austin, Trustees
2044 Glen Eagle Lane
Birmingham, AL 35242

(THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE)

GENERAL WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

: KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **ADAM ALLEN AUSTIN**, and wife, **ELIZABETH TYLER AUSTIN** (also sometimes known as "Elizabeth T. Austin") (hereinafter collectively referred to as "Grantor"), in hand paid by **ADAM ALLEN AUSTIN and ELIZABETH TYLER AUSTIN, AS TRUSTEES OF THE ADAM ALLEN AUSTIN and ELIZABETH TYLER AUSTIN REVOCABLE LIVING TRUST** u/a/d December 15, 2022 ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto said Grantee the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 12, according to the Survey of Country Club Village Resurvey No. 1, as recorded in Map Book 18, Page 25, in the Probate Office of Shelby County, Alabama.

This property is the homestead of each Grantor.

Subject to:



1. General and special taxes and assessments for 2022 and subsequent years not yet due and payable; and
2. All easements, restrictions, set-back lines, rights-of-way and limitations of record of any and all kinds, if any.


Source of Title: April 15, 2019 Warranty Deed from William Eugene Bone and wife, Antonietta H. Bone, to Adam Allen Austin and wife, Elizabeth T. Austin, as recorded on April 17, 2019 by ID 20190417000126360 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And said Grantor does for themselves and for their heirs and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that said premises is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

15th IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals this the day of December, 2022.


ADAM ALLEN AUSTIN (Grantor)


ELIZABETH TYLER AUSTIN (Grantor)

*****Notary Seal on following page*****

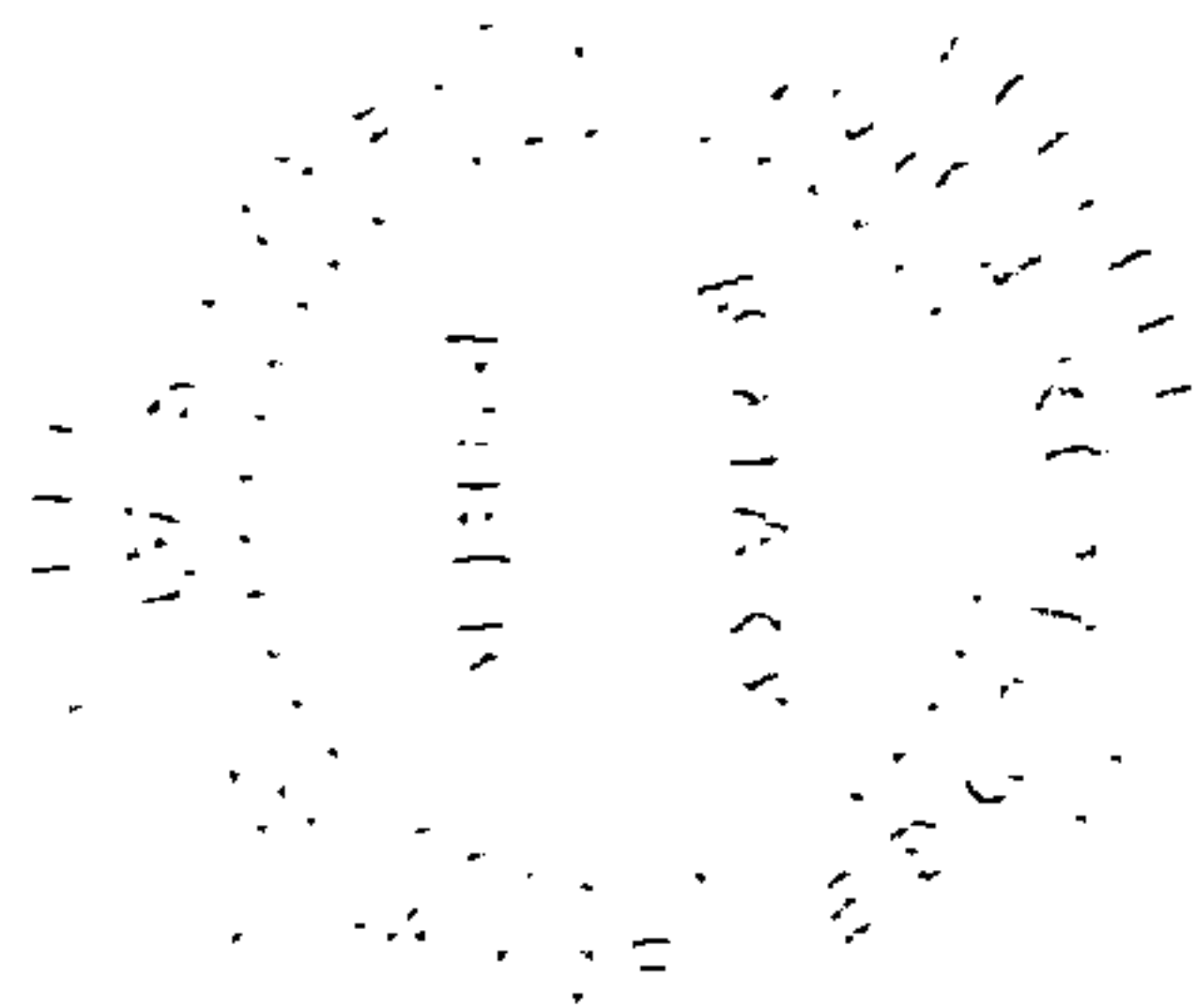


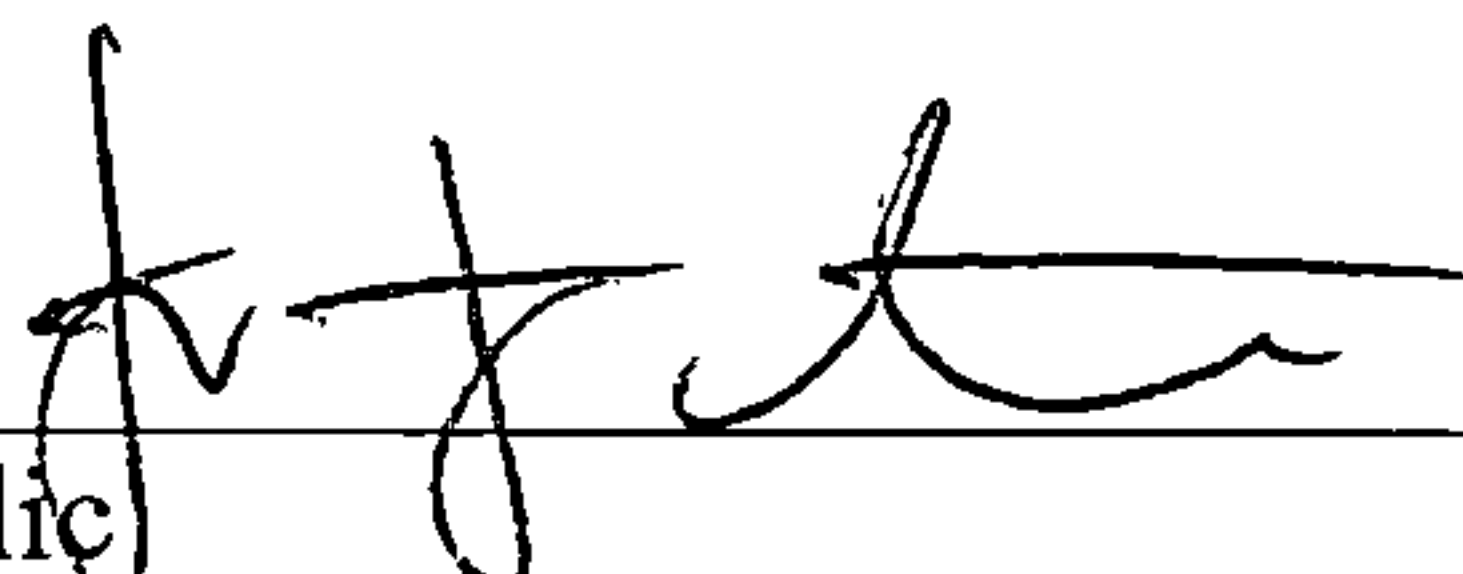
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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, Jon J. Rutledge, a Notary Public in and for said County in said State, hereby certify that **ADAM ALLEN AUSTIN and ELIZABETH TYLER AUSTIN**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 15th day of December, 2022.





Notary Public
My Commission Expires: 7-17-2026