

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 HEREIN AND IN ANY PREVIOUSLY FILED DEEDS

This instrument was prepared by:

Ginger H. Knight

Shimoda Stewart, LLP

1800 Providence Park, Suite 250

Birmingham, Alabama 35242 (205) 803-6724

Send Tax Notice To:

Preston & Anne York, Trustees

27 The Oaks Circle

Hoover, Alabama 35244

WARRANTY DEED



20230131000025960 1/3 \$274.50
Shelby Cnty Judge of Probate, AL
01/31/2023 03:49:12 PM FILED/CERT

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 grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Preston York and Anne York, a married couple

Shelby County, AL 01/31/2023
State of Alabama
Deed Tax: \$245.50

(Herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Preston B. York and Sarah Anne D. York, Trustees of the York Living Trust dated July 29, 2022

(Herein referred to as Grantee, whether one or more), all of their interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, together with an undivided 1/43rd interest in Lot 44 (common area), according to the Map of The Oaks, as recorded in Map Book 10, Page 89 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions, building and setback lines, rights of way of record, covenants, and conditions of record.

NOTE: This is the homestead property of Preston B. York and Sarah Anne D. York.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, we have hereunto set our hands and seal this 29th day of July 2022.

Preston York, Grantor

Anne York, Grantor

STATE OF ALABAMA

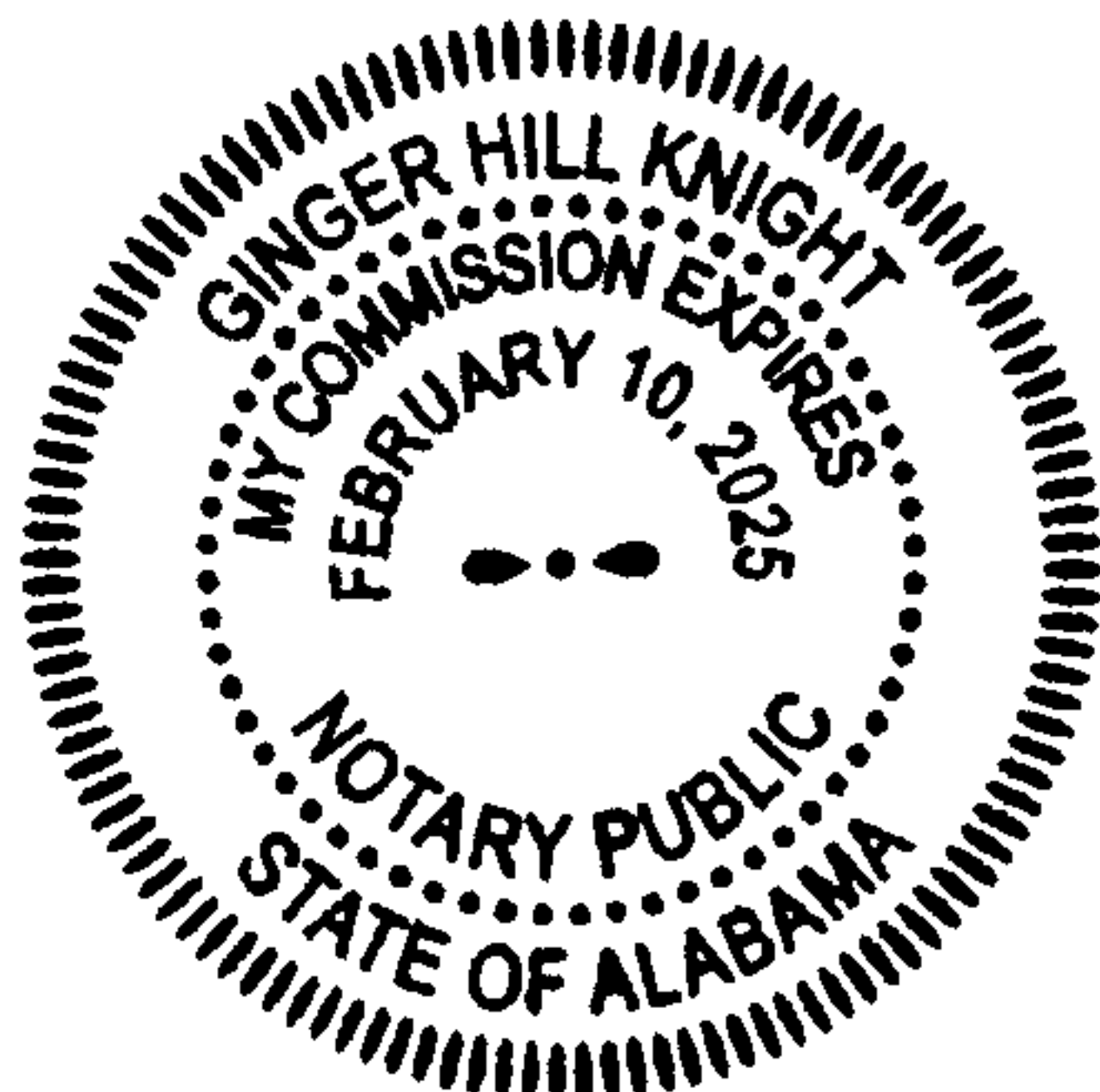
JEFFERSON COUNTY

I, Ginger H. Knight, a Notary Public in and for said county, in said State, hereby certify that PRESTON YORK AND ANNE YORK, both of whose names are signed to the foregoing conveyance, and who are both known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 29th day of July, 2022.

Notary Public

My commission expires



Real Estate Sales Validation Form

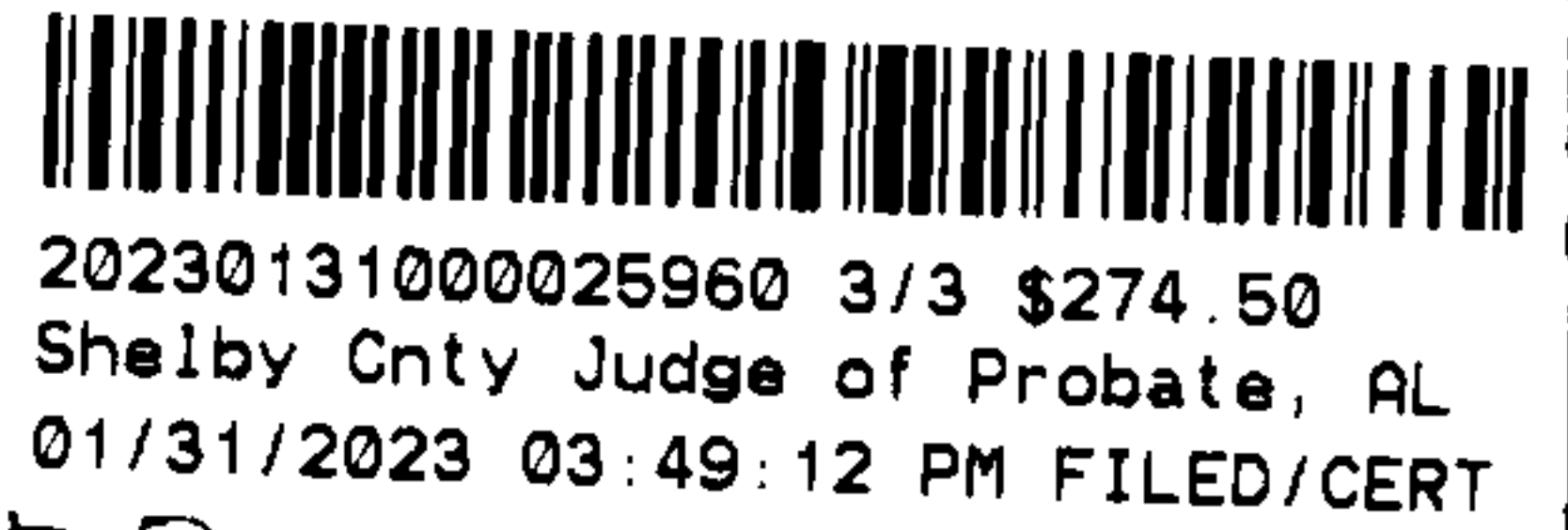
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Preston B. York and Anne York
Mailing Address 27 The Oaks Circle
Hoover, AL 35244

Grantee's Name Preston B. York and Sarah Anne B. York, Trustees
Mailing Address of the York Living Trust 7/29/22
27 The Oaks Circle
Hoover, AL 35244

Property Address 27 The Oaks Circle
Hoover, AL 35244

Date of Sale 7/29/2022
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ \$245,100



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 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 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 1/31/23

Unattested

(verified by)

Print

Sign

Ginger H. Knight

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1