



20230216000041580 1/4 \$458.00
Shelby Cnty Judge of Probate, AL
02/16/2023 08:57:38 AM FILED/CERT

STATE OF ALABAMA)(

COUNTY OF SHELBY)(

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **ERIC STOVALL and SELINA H. STOVALL**, husband and wife, GRANTORS, of Shelby County, State of Alabama, for and in consideration of Ten And No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, does herewith GRANT, BARGAIN, SELL and CONVEY to **J. ERIC STOVALL or SELINA H. STOVALL, Trustees, or their successors in trust, under the J. ERIC STOVALL and SELINA H. STOVALL LIVING TRUST, dated December 21, 2018, and any amendments thereto, A REVOCABLE TRUST**, GRANTEE, in fee simple, the following described real estate situate in the County of Shelby, State of Alabama, to-wit:

Lot 11, according to the Survey of Weatherly Subdivision, as recorded in Map Book 13, Page 1 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Address of Property: 195 Weatherly Way, Pelham, AL 35124

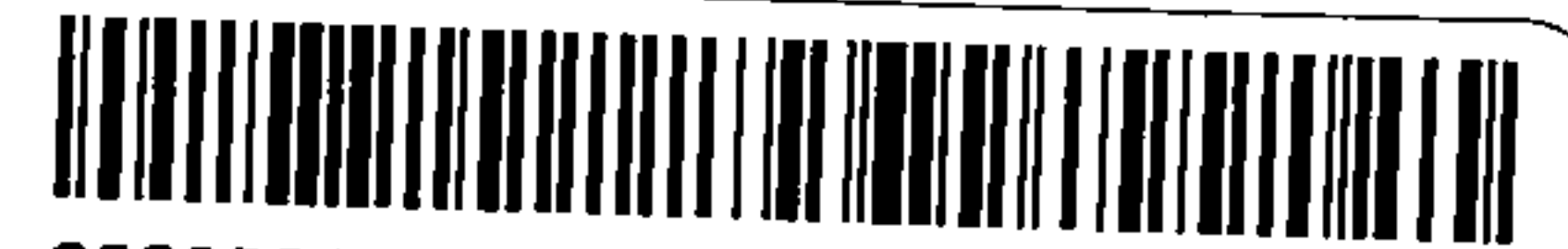
Described property is the homestead of the Grantee.

Subject to taxes for the year of this transfer and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD to the GRANTEE, in fee simple, forever, together with every contingent remainder and right of reversion, unto the said Grantee, and its successors in interest and assigns, **FOREVER**.

Shelby County, AL 02/16/2023
State of Alabama
Deed Tax: \$426.00




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AND THE GRANTORS for their heirs, executors, and administrators, covenant with the GRANTEE and the successors in interest and assigns of the Grantee, that the GRANTORS are lawfully seized in fee simple of said premises; that said premises is free from all encumbrances, excepting those of record noted above; that the heirs, executors, and administrators of the GRANTORS shall warrant and defend the said premises to the GRANTEE and the successors in interest and assigns of the GRANTEE forever, against the lawful claims of all persons.

WITNESS our hands on this 22nd day December, 2018.


ERIC STOVALL


SELINA H. STOVALL

STATE OF ALABAMA)(

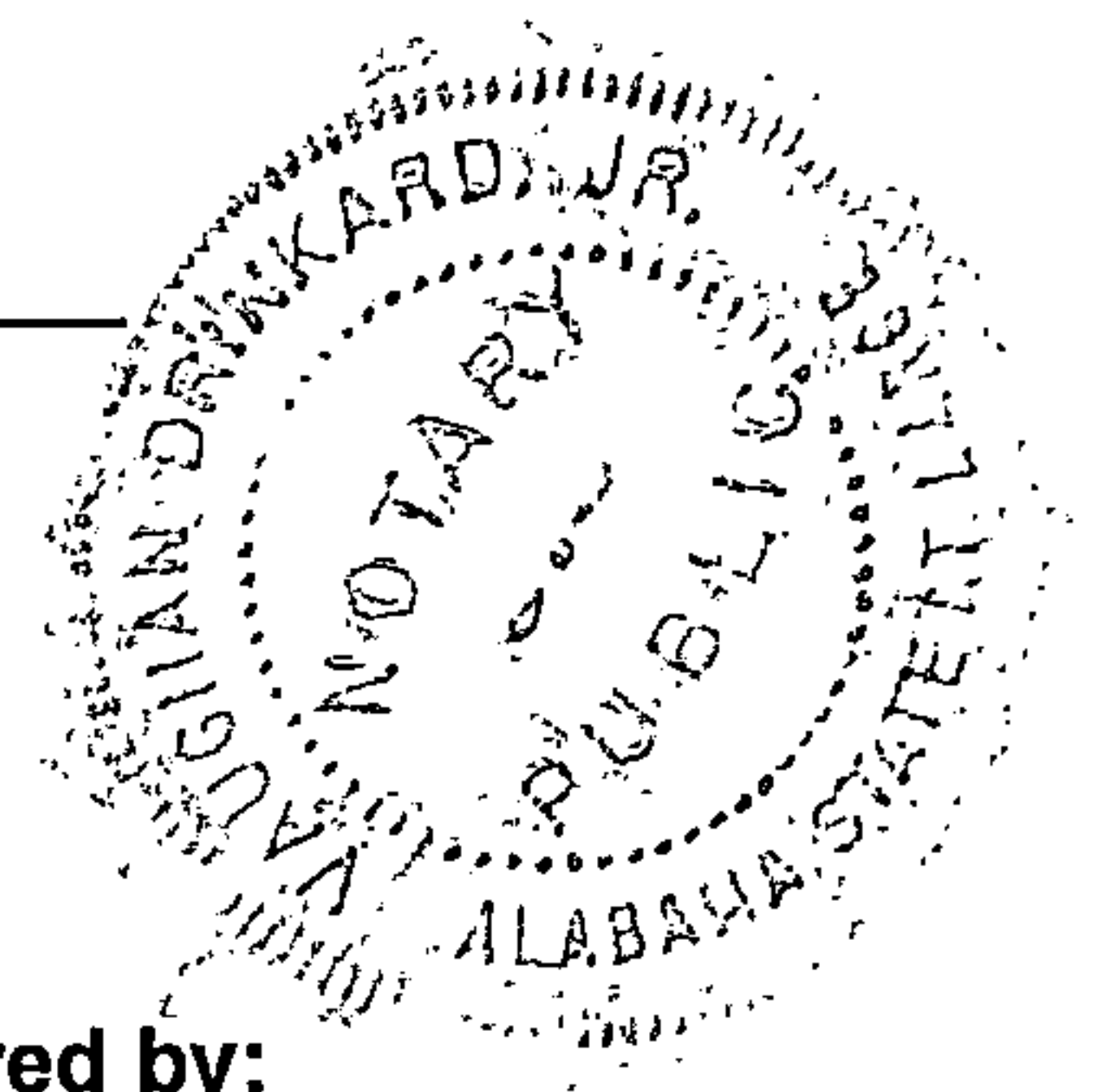
COUNTY OF SHELBY)(

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that ERIC STOVALL and SELINA H. STOVALL, 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 said conveyance, that they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL NOTARIAL SEAL this 22nd day of December, 2018.


NOTARY PUBLIC

My Commission Expires: June 18, 2023



Grantors' address:
195 Weatherly Way
Pelham, AL 35124

**Grantee's address and
address to receive tax notices:**
195 Weatherly Way
Pelham, AL 35124

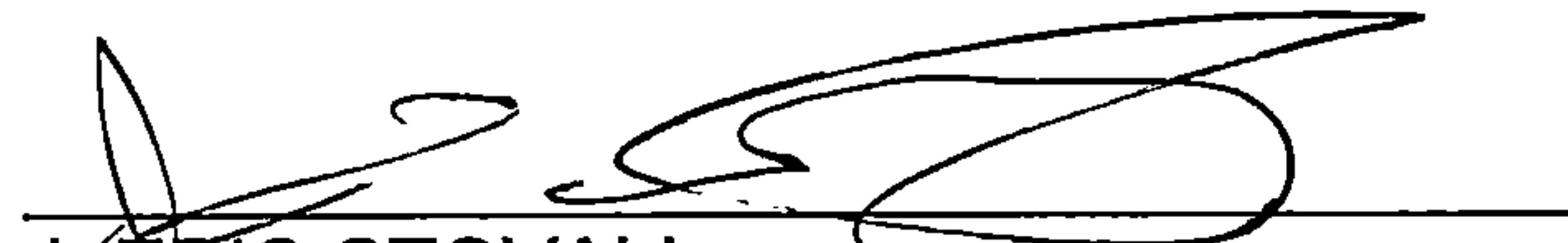
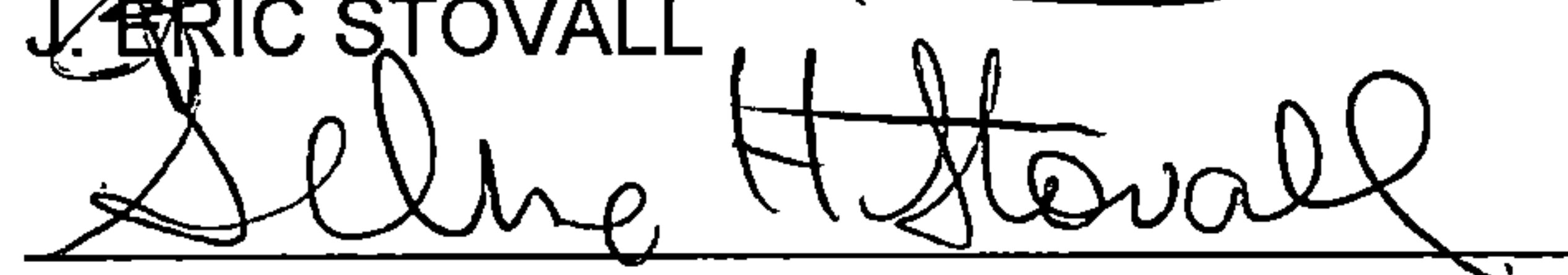
This instrument prepared by:
Vaughan Drinkard, Jr., Attorney
1070 Government Street
Mobile, AL 36604



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ACCEPTANCE BY TRUSTEES

We, as Trustees of the J. ERIC STOVALL and SELINA H. STOVALL LIVING TRUST, dated December 21, 2018, and any amendments thereto, hereby acknowledge receipt of the Warranty Deed, a copy of which is attached hereto on this 22nd day of December, 2018.


J. ERIC STOVALL

SELINA H. STOVALL

TRUSTEES UNDER THE J. ERIC STOVALL
and SELINA H. STOVALL LIVING TRUST, DATED
December 21, 2018.

Real Estate Sales Validation Form

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

Grantor's Name Eric Stovall & Selina H. Stovall
Mailing Address 195 Weatherly Way
Pelham, AL 35124

Grantee's Name J. Eric & Selina H. Stovall Living Trust
Mailing Address Dated 12/21/2018
195 Weatherly Way
Pelham, AL 35124

Property Address 195 Weatherly Way
Pelham, AL 35124

Date of Sale December 22, 2018
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 425,900.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County, AL Tax Assessor's Office
☐ 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 _____

Print J. Eric Stovall, Trustee

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1