



20230825000255940 2/3 \$1104.50
Shelby Cnty Judge of Probate, AL
08/25/2023 10:50:25 AM FILED/CERT

TO HAVE AND TO HOLD the real estate described above, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, **IN FEE SIMPLE, AND TO THE HEIRS AND ASSIGNS FOREVER, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION.**

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal on the day and year first above written.

Alan G. Lancaster
1046 Watersedge Circle, Birmingham, Alabama 35242

Deborah M. Lancaster
1046 Watersedge Circle, Birmingham, Alabama 35242

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State hereby certify that Alan G. Lancaster and Deborah M. Lancaster, 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 official seal on this the 8th day of August, 2023.

Notary Public
Commission expires: 2-26-24



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Real Estate Sales Validation I

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

Grantor's Name Alan Grady Lancaster and
Deborah Mary Lancaster
Mailing Address 1046 Watersedge Circle
Birmingham, AL 35242

Grantee's Name Lancaster family management
Trust *Revokable*
Mailing Address 1046 Watersedge Cir
Birmingham AL 35242

Property Address 1046 Watersedge Circle
Birmingham AL 35242

Date of Sale _____

Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 1,075,400.00

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)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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 8/25/23

Print Deborah Mary Lancaster

Sign Deborah Mary Lancaster
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)