

This instrument was prepared by:
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Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Joycelyn Schmid, Trustee of The Schmid Living
Trust Dated June 17, 2002, Complete
Restatement Dated November 5, 2014
1180 Haven Rd
Birmingham, AL 35242

STATE OF ALABAMA

)

GENERAL WARRANTY DEED

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Ninety Four Thousand No/100 Dollars (\$594,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **George E. Hyde and wife, Patsy B. Hyde** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Joycelyn Schmid, Trustee of The Schmid Living Trust Dated June 17, 2002, Complete Restatement Dated November 5, 2014** (hereinafter referred to as GRANTEE), her heirs and assigns in fee simple, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 21, according to the Survey of The Haven at Greystone, 2nd Sector, as recorded in Map Book 32, Page 96 A & B, in the Probate Office of Shelby County, Alabama.

Subject To:

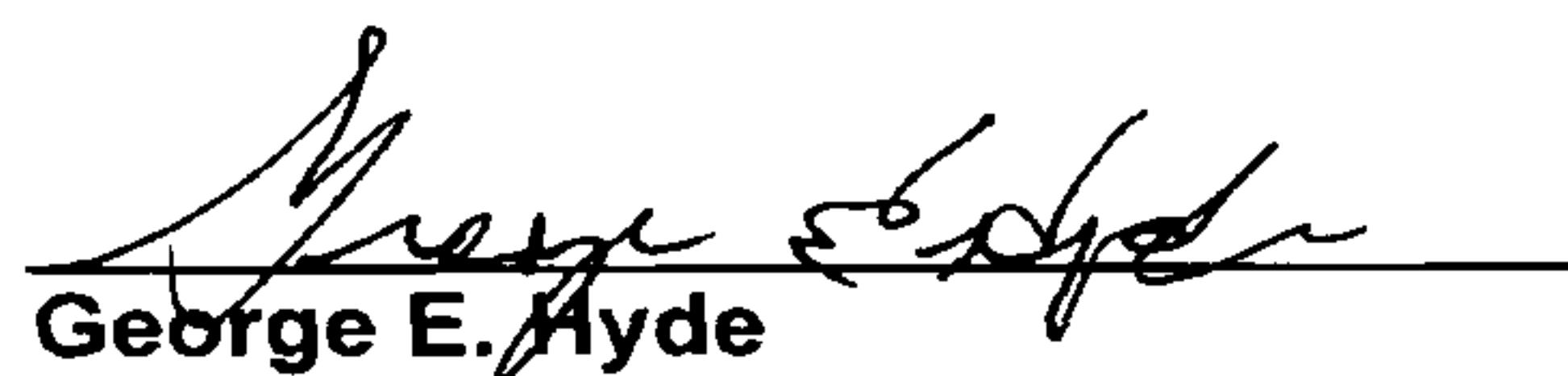
Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.

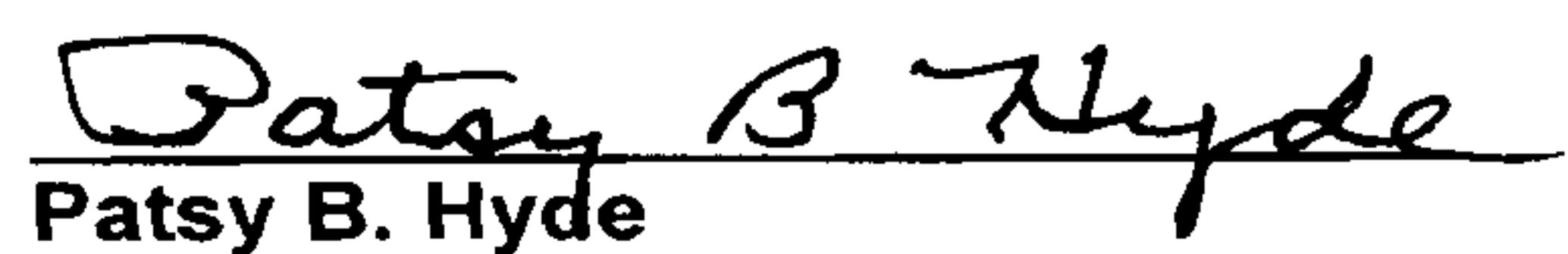
Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns in fee simple, forever.

AND SAID GRANTORS for said GRANTORS, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **2nd** day of **November, 2023**.


George E. Hyde


Patsy B. Hyde

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that George E. Hyde and wife, Patsy B. Hyde, 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 Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of November, 2023.


NOTARY PUBLIC
My Commission Expires: 06-02-2027

(must affix seal)

Real Estate Sales Validation Form

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

Grantor's Name	George E. Hyde and Patsy B. Hyde	Grantee's Name	The Schmid Living Trust Dated June 17, 2002, Complete Restatement Dated November 5, 2014
Mailing Address	2105 Brandon Dr. NE Cullman, AL 35058	Mailing Address	1180 Haven Rd Birmingham, AL 35242
Property Address	1180 Haven Rd Birmingham, AL 35242	Date of Sale	<u>November 4, 2023</u>

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/ Assessor's Appraised Value
- Other – property tax redemption

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 George E. Hyde and Patsy B. Hyde

Unattested

(verified by)

Sign.

(Grantor/Grantee/Owner/Agent) circle one

File and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2023 10:58:22 AM
\$622.00 BRITTANI
20231107000327430