


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 IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Oliver B. Ware and Sandra M. Ware
212 Legacy Court
Birmingham, AL 35242


20231218000362440 1/2 \$36.00
Shelby Cnty Judge of Probate, AL
12/18/2023 11:08:02 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND 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,

OLIVER WARE AND WIFE, SANDRA WARE

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

OLIVER B. WARE AND SANDRA M. WARE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE WARE LIVING TRUST, DATED DECEMBER 06, 2023, AND ANY AMENDMENTS THERETO.

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

LOT 145, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 1ST SECTOR, AS RECORDED IN MAP BOOK 26, PAGES 79 A, B AND C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

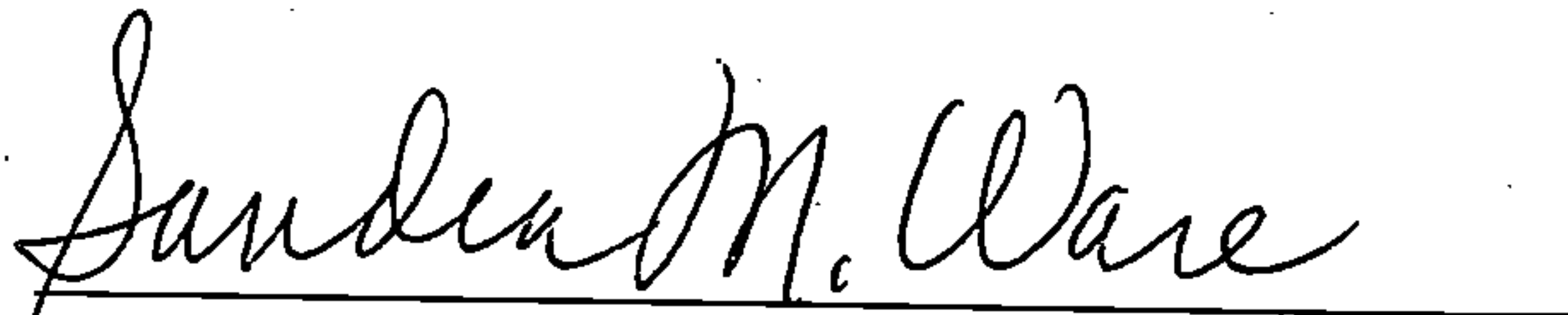
Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the Property herein conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance, or adverse claim to the Property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6 day of December, 2023.


OLIVER WARE


SANDRA WARE

STATE OF ALABAMA)

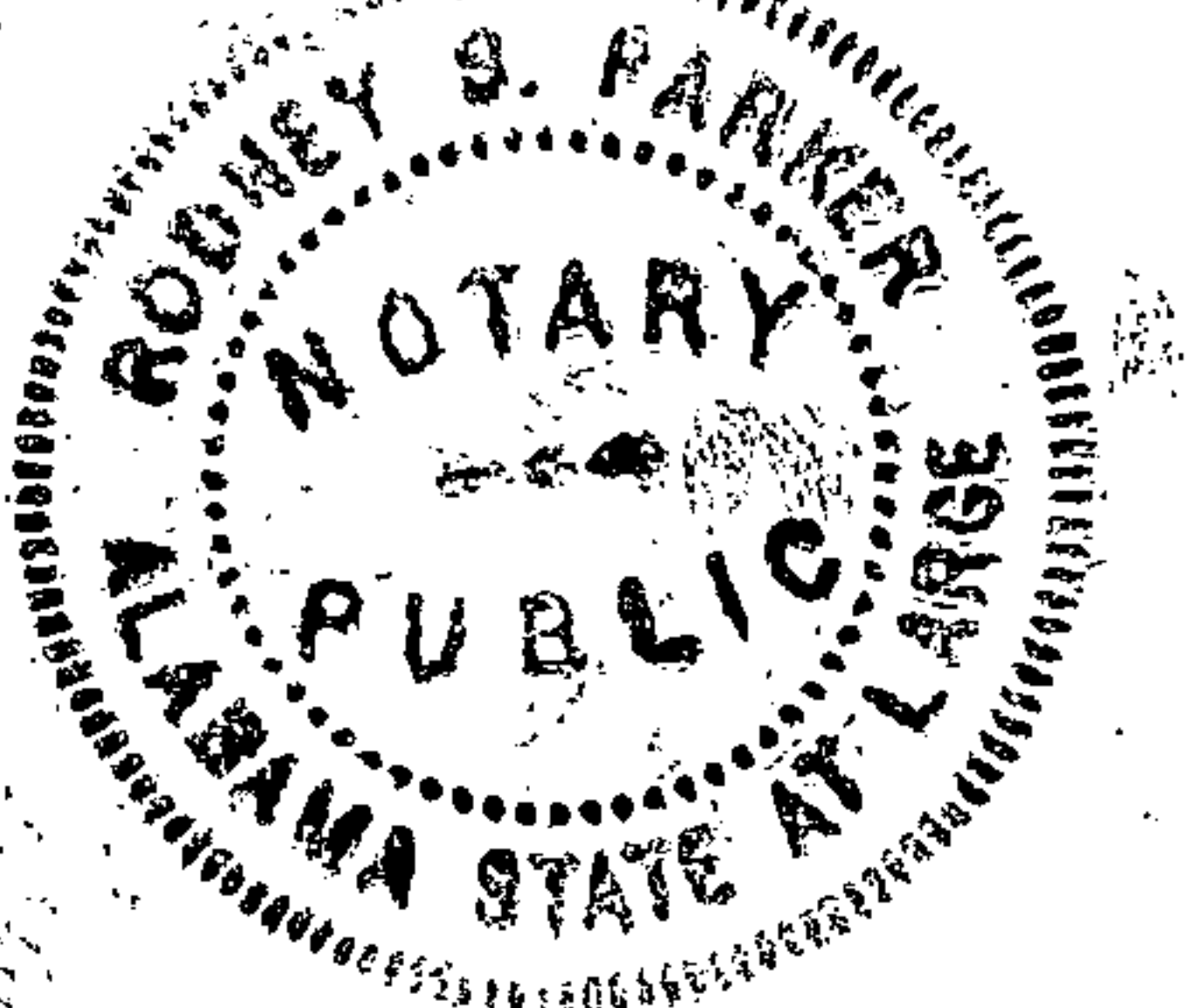
JEFFERSON COUNTY)

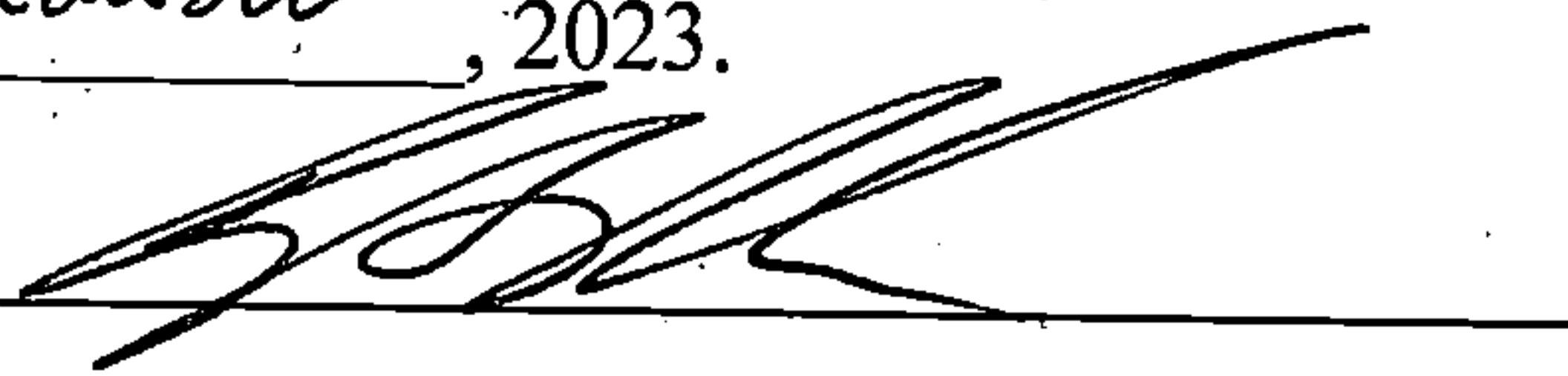
GENERAL ACKNOWLEDGEMENT:

Shelby County, AL 12/18/2023
State of Alabama
Deed Tax: \$10.00

I, Rodney S. Parker, a Notary Public in and for said County, in said State, hereby certify that Oliver Ware and wife, Sandra Ware, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 6 day of December, 2023.




Notary Public
My Commission Expires: 11-27-2027

REAL ESTATE SALES VALIDATION FORMS

THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): Oliver Ware and Sandra Ware
MAILING ADDRESS: 212 Legacy Court
Birmingham, AL 35242
PROPERTY ADDRESS: 212 Legacy Court
Birmingham, AL 35242

GRANTEE NAME(S): Ware Living Trust, dated December 06, 2023
MAILING ADDRESS: 212 Legacy Court
Birmingham, AL 35242
DATE OF SALE: 12-6-23
TOTAL PURCHASE PRICE: \$10,000.00
OR
ACTUAL VALUE: \$
OR
ASSESSOR'S MARKET VALUE \$

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

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 license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 12-6-23
Unattested
(verified by)

Print: Oliver Ware
Sign: Oliver Ware
(Grantor/Grantee/Owner/Agent)

