



20240213000036620 1/3 \$260.50
Shelby Cnty Judge of Probate, AL
02/13/2024 02:07:22 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY WITH
INFORMATION PROVIDED BY GRANTOR

This instrument prepared by:
SCOZZARO LAW, LLC
600 Creekside Court
P.O. Box 548
Helena, AL 35080

SEND TAX NOTICE TO:
Pierce Adam George and Deedra Michelle Robinson George
as Co-Trustees of the George Family Trust
160 Highway 13
Helena, AL 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Men by these Presents, that for and in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00), and other good and valuable consideration, provided to **Pierce A. George and Deedra R. George**, (hereinafter called "Grantors"), the receipt whereof is hereby acknowledged, said Grantors GRANT, BARGAIN, TRANSFER, and CONVEY to **Pierce Adam George and Deedra Michelle Robinson George as Co-Trustees of The George Family Trust**, (hereinafter called the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 10-6, ACCORDING TO THE SURVEY OF RESUBDIVISION OF LOT 10, WHISPERING PINES FARMS, AS RECORDED IN MAP BOOK 32, PAGE 28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: any indebtedness, restrictions, mineral, mining rights, easements and rights of way of record in the Probate Office of Shelby County, Alabama

Address of Property: 160 Highway 13, Helena, Alabama 35080


TO HAVE AND TO HOLD unto said Grantee, its heirs, assigns and beneficiaries, forever.


AND said Grantors do for themselves, their heirs, executors, and administrators covenant with said Grantee, and its heirs and assigns, that the Grantors are lawfully seized in fee simple of said conveyance; that it is free from all encumbrances, unless other noted above; that Grantors have good right to convey the same aforesaid; that said Grantors will and Grantors' heirs, executors and administrators warrant and defend the same to the Grantee, and Grantee's heirs, assigns and beneficiaries forever, against the lawful claims of all others.

IN WITNESS WHEREOF, We, the undersigned Grantors have set our hands and seals on this the 1st day of February, 2024.



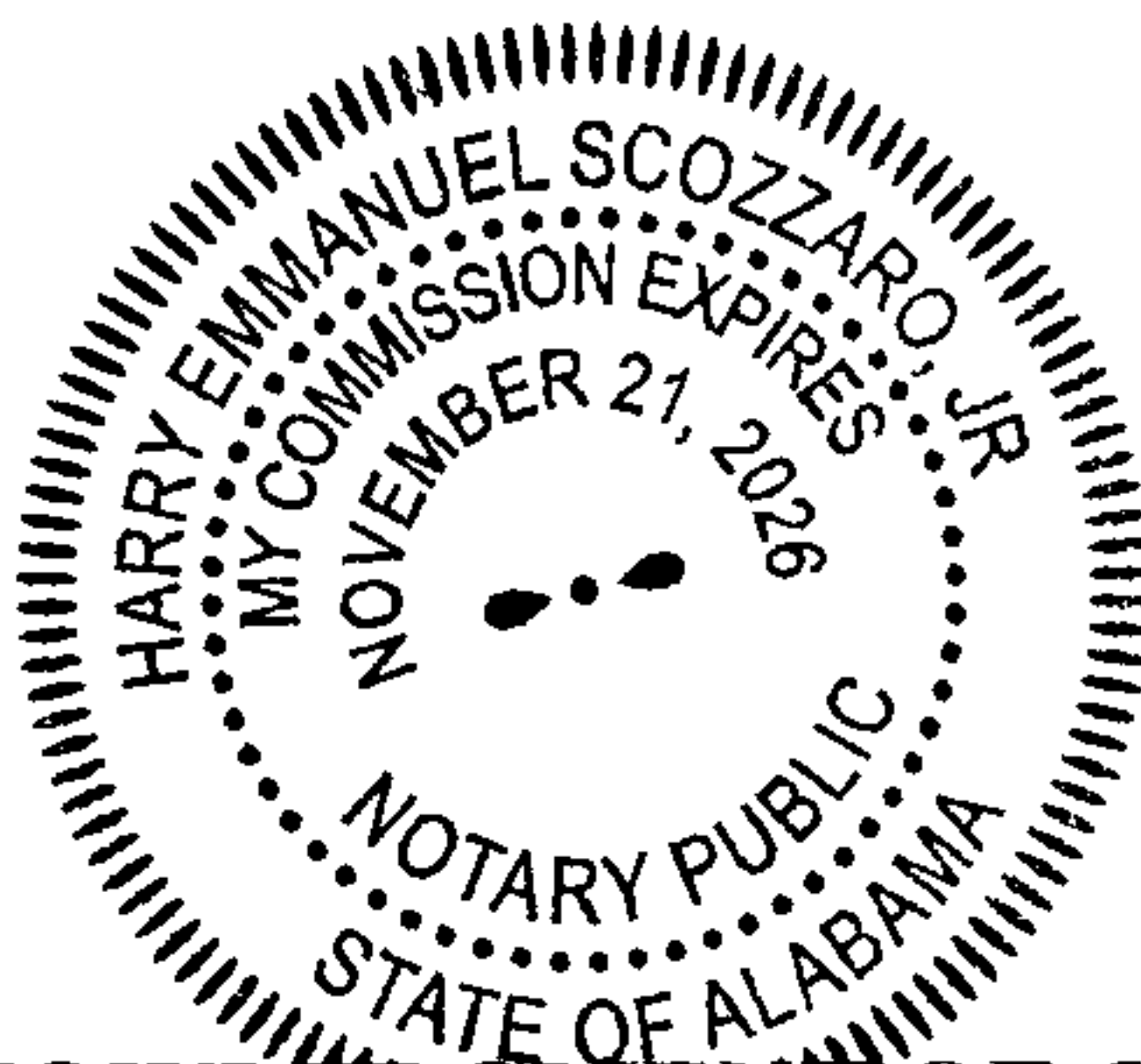
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PIERCE A. GEORGE
Co-Grantor


DEEDRA R. GEORGE
Co-Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, a Notary Public in and for said County, in said State, hereby certify that PIERCE A. GEORGE and DEEDRA R. GEORGE whose names are signed to the foregoing conveyance and who are known to me, acknowledged on this day that, being informed of the contents of the conveyance, they execute the same voluntarily on this 1st day of February, 2024.




NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/21/26

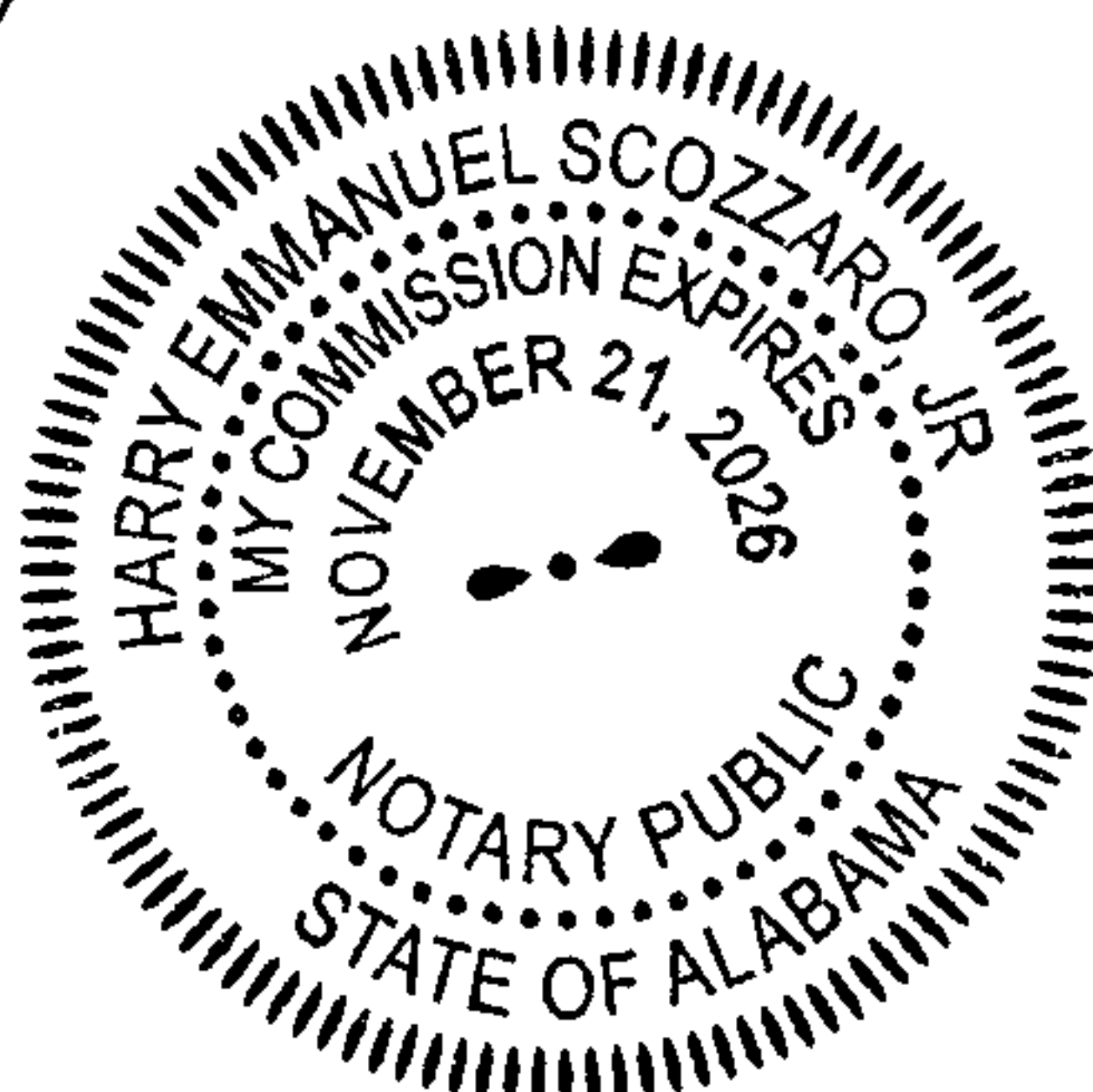
ACKNOWLEDGMENT OF CONVEYANCE INTO REVOCABLE LIVING TRUST

I, Pierce Adam George, a **Co-Trustee of The George Family Trust**, hereby acknowledge that I a Co-Trustee of said trust. I further acknowledge that this statutory warranty deed is specifically executed for the purpose of placing into said Trust the real property identified above and accept the interests and provisions of the foregoing deed.


PIERCE ADAM GEORGE
Co-Trustee of the George Family Trust

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, a Notary Public in and for said County, in said State, hereby certify that PIERCE ADAM GEORGE whose name is signed to the foregoing acknowledgement and who is known to me, acknowledged on this day that, being informed of the contents herein, he executes the same voluntarily on this 1st day of February, 2024.




NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/21/26



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Real Estate Sales Validation Form

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

Grantor's Name Pierce A. George
Mailing Address Deedra R. George
160 Hwy 13
Helena, AL 35080

Grantee's Name Pierce Adam George & Deedra George
Mailing Address Trustees of The George Family Trust
160 Hwy 13
Helena, AL 35080

Property Address 160 Highway 13
Helena, AL 35080

Date of Sale 2/1/24
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 231,070.00

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 SC Tax Assessor
☐ 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 A. Emmanuel Scorzaro, Jr.

☐ Unattested _____
(verified by)

Sign H. Emmanuel Scorzaro, Jr.
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1