



20240408000098560 1/3 \$81.50
Shelby Cnty Judge of Probate, AL
04/08/2024 11:17:07 AM FILED/CERT

After recording return to: Simpson Yancey Law, 1127 Auraria Pkwy #16-B, Denver, CO 80204
A title exam was not performed. The legal description was taken from Deed Book 18 Page 138
Parcel ID 09 3 07 0 006 047.000 \$52.180

WARRANTY DEED

This Warranty Deed, executed February 21, 2024, between **Lawrence S. Lamb and Lynda H. Lamb**, husband and wife, of the State of South Carolina, whose post office address is 37 Seagrass Lane, Isle of Palms, SC 29451, (GRANTOR), and **Lawrence Lamb and Lynda Lamb, Trustees of the Lamb Living Trust dated February 21, 2024, and any amendments thereto**, of the State of South Carolina, whose post office address is 37 Seagrass Lane, Isle of Palms, SC 29451,, (GRANTEE).

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, conveyed, bargained and sold to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in **Shelby** County, Alabama, to wit:

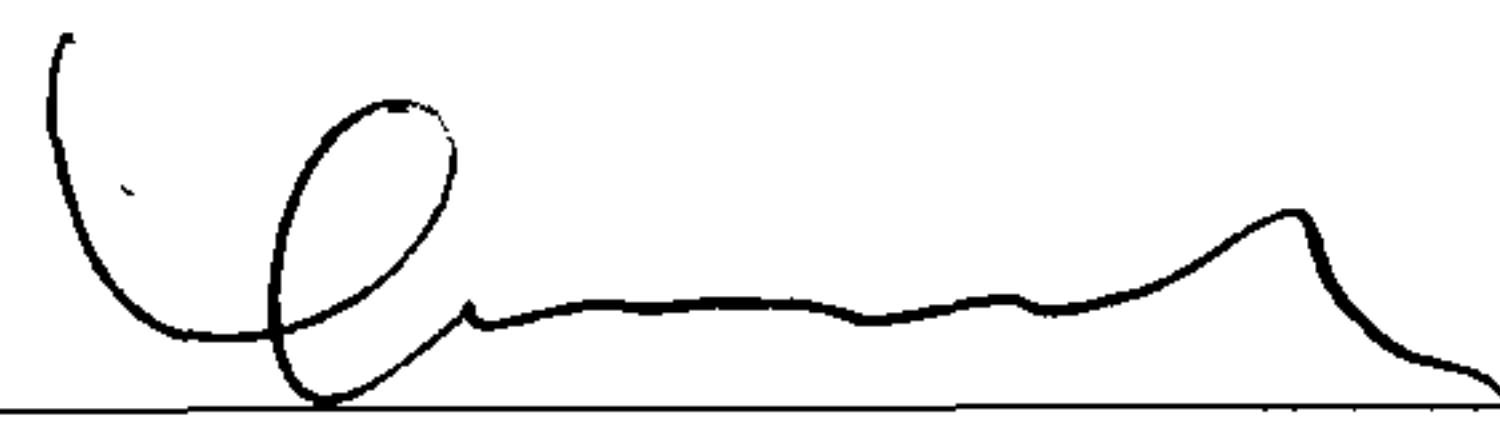
See Exhibit A

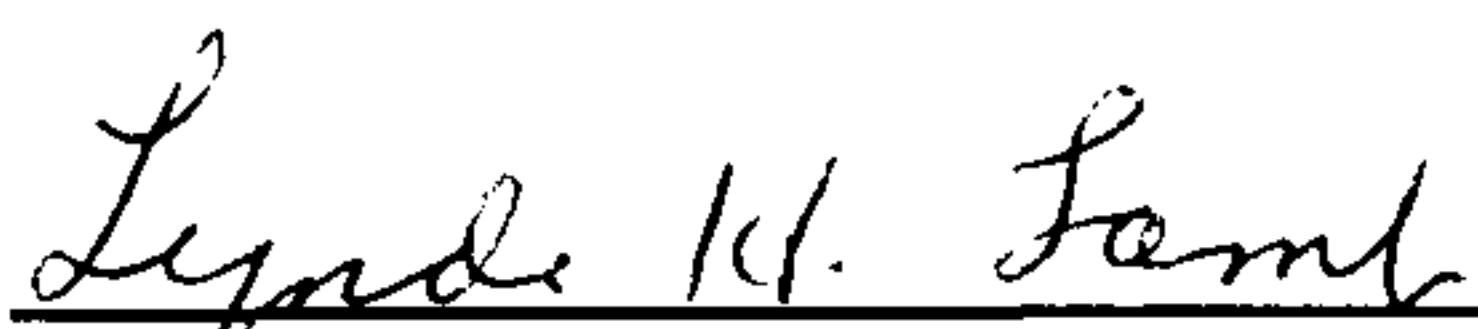
and said GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The Trust beneficiaries are Lawrence S. Lamb and Lynda H. Lamb, and they retain the right to reside upon, use and possess the above identified property for the remainder of their lives.

This property is being transferred without consideration as a result of GRANTOR'S estate planning decisions, into Grantor's Living Revocable Trust. An examination was not made of the title before transfer.

Signed on February 21, 2024



Lawrence S. Lamb


Lynda H. Lamb

Shelby County, AL 04/08/2024
State of Alabama
Deed Tax: \$52.50

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

General Acknowledgment

I, Eleanor D. Washburn, a Notary Public in and for said County, in said State, hereby certify that **Lawrence S. Lamb and Lynda H. Lamb**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, 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 February 21, 2024.


Notary Public

Notary Seal and commission
expiration stamp:

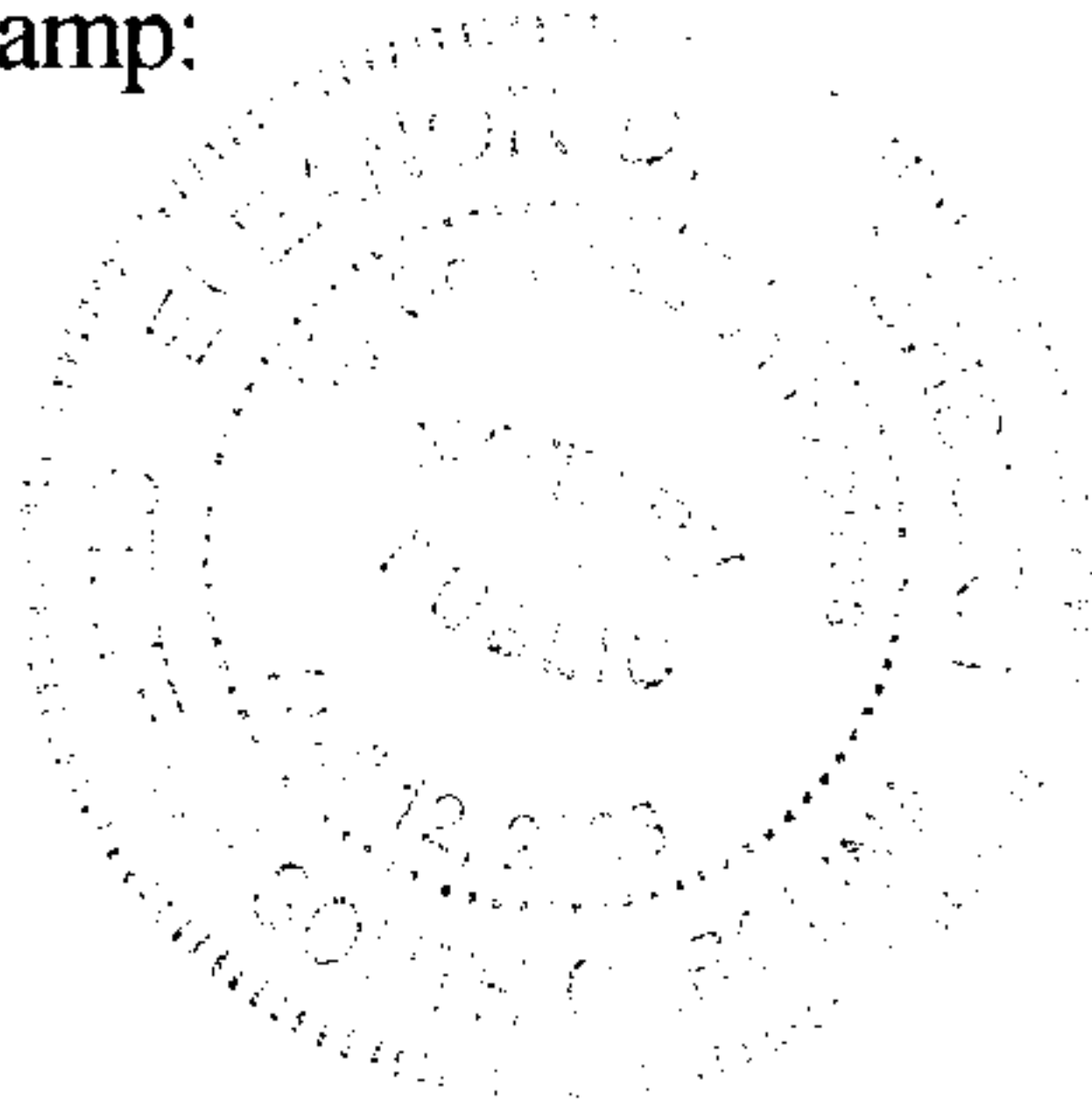


EXHIBIT A

Lot 547, according to the Survey of Eagle point, 5th Sector, as recorded in Map Book 18, Page 138 in the Probate Office of Shelby County, Alabama.

Less and except a part of said Lot 547 described as follows:

Commence at the SE corner of said SW 1/4 of the NE 1/4 of Section 7, Township 19 South, Range 1 West, and run Westerly along the South line of said 1/4 - 1/4 section a distance of 347.86 feet to the West most corner of said Lot 547; thence turn 36 degrees 53 minutes 49 seconds right and run along the Northeast line of said Lot 547 a distance of 235.26 feet to a point of the Southeast right of way of Eagle Crest Road; thence turn 90 degrees 00 minutes 00 seconds left and run along the Northwest line of said Lot 547 a distance of 8.00 feet; thence turn 91 degrees 56 minutes 48 seconds left and run 235.39 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Also, a part of the SW 1/4 of the NE 1/4 and a part of the NW 1/4 of the SE 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the SW 1/4 of NE 1/4 of said Section 7, and run Westerly along the South line of said 1/4 - 1/4 section a distance of 347.86 feet to the point of beginning; thence continue along the last described course for 181.25 feet; thence turn 35 degrees 58 minutes 34 seconds right and run along the Southwest line of Lot 547, Eagle Point, 5th Sector a distance of 90.26 to a point of the Southeast right of way of Eagle Crest Road; thence turn 90 degrees 00 minutes 00 seconds left to a tangent of a curve to the left, said curve having a radius of 497.89 feet; thence run along said curve a distance of 5.05 feet to a point; thence run 90 degrees 00 minutes 00 seconds left from a tangent of said curve at said point and run Southeasterly 227.95 feet; thence turn 84 degrees 43 minutes 33 seconds left and run 109.59 feet to the point of beginning; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Lawrence S. Lamb and Lynda H. Lamb
Mailing Address 37 Seagrass Lane
Isle of Palms, SC 29451

Grantee's Name Lawrence S. Lamb and Lynda H. Lamb, Trustees
Mailing Address 37 Seagrass Lane
Isle of Palms, SC 29451

Property Address 5004 Eagle Crest Road
Birmingham AL 35242

Date of Sale 02/21/2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 52,180



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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 Assessed Value

☐ 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 02/21/2024

Print Miranda Yancey, Attorney/Agent for Grantor/Grantee

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1