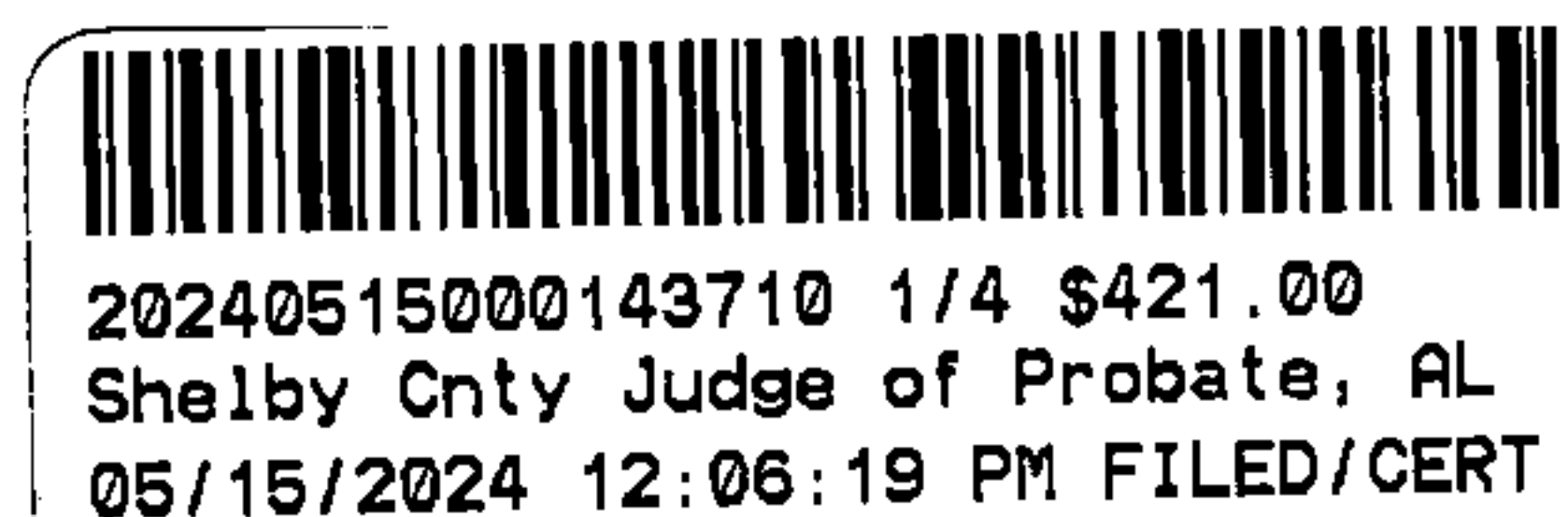




This Instrument prepared by:
Lindsey Eastwood
2001 Park Place, Suite 875
Birmingham, AL 35203
Instrument Number 20190801000276590

Mail Tax Notice to:
**Trustee of the TINA YVONNE FISCHER
REVOCABLE TRUST**
1030 Long Branch Parkway
Calera, AL 35040

Preparer makes no warranty of title or accuracy of legal description in the property described herein.

WARRANTY DEED*

**STATE OF ALABAMA
SHELBY COUNTY**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **GRANTOR** has paid by to the **GRANTEE** herein, the receipt of which is acknowledged, I, **TINA YVONNE FISCHER**, a unmarried woman, (herein referred to as **GRANTOR**), do grant, bargain, sell, and convey unto **TINA YVONNE FISCHER, as Trustee, or her Successor in Trust, of the TINA YVONNE FISCHER REVOCABLE TRUST, as may be amended from time to time**, (herein referred to as **GRANTEE**), together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 136, according to the Survey of Final Plat Long Branch Estates, Phase I, as recorded in Map Book 34, Page 66, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restriction, and rights-of-way of record.

**Property Address: 1030 Long Branch Parkway
Calera, AL 35040**

Parcel Number: 29-4-18-4-002-036.000

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Any and all easements, building lines, rights-of-way, reservations and restrictive covenants, liens, mortgages, encumbrances, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

GRANTOR hereby certifies that the above-described property does not constitute her homestead. This property will not constitute the homestead of the GRANTEE.



20240515000143710 2/4 \$421.00
Shelby Cnty Judge of Probate, AL
05/15/2024 12:06:19 PM FILED/CERT

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging; or in anywise appertaining; **TO HAVE AND TO HOLD** unto the said **GRANTEE**, and to the heirs and assigns of said **GRANTEE**, in fee simple, **FOREVER**.

AND THE GRANTOR DOES HEREBY COVENANT with the **GRANTEE**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by **GRANTOR**, and that **GRANTOR** will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under **GRANTOR**, but against none other.

[Signatures to Follow on Subsequent Page(s)]

20240515000143710 3/4 \$421.00
Shelby Cnty Judge of Probate, AL
05/15/2024 12:06:19 PM FILED/CERT

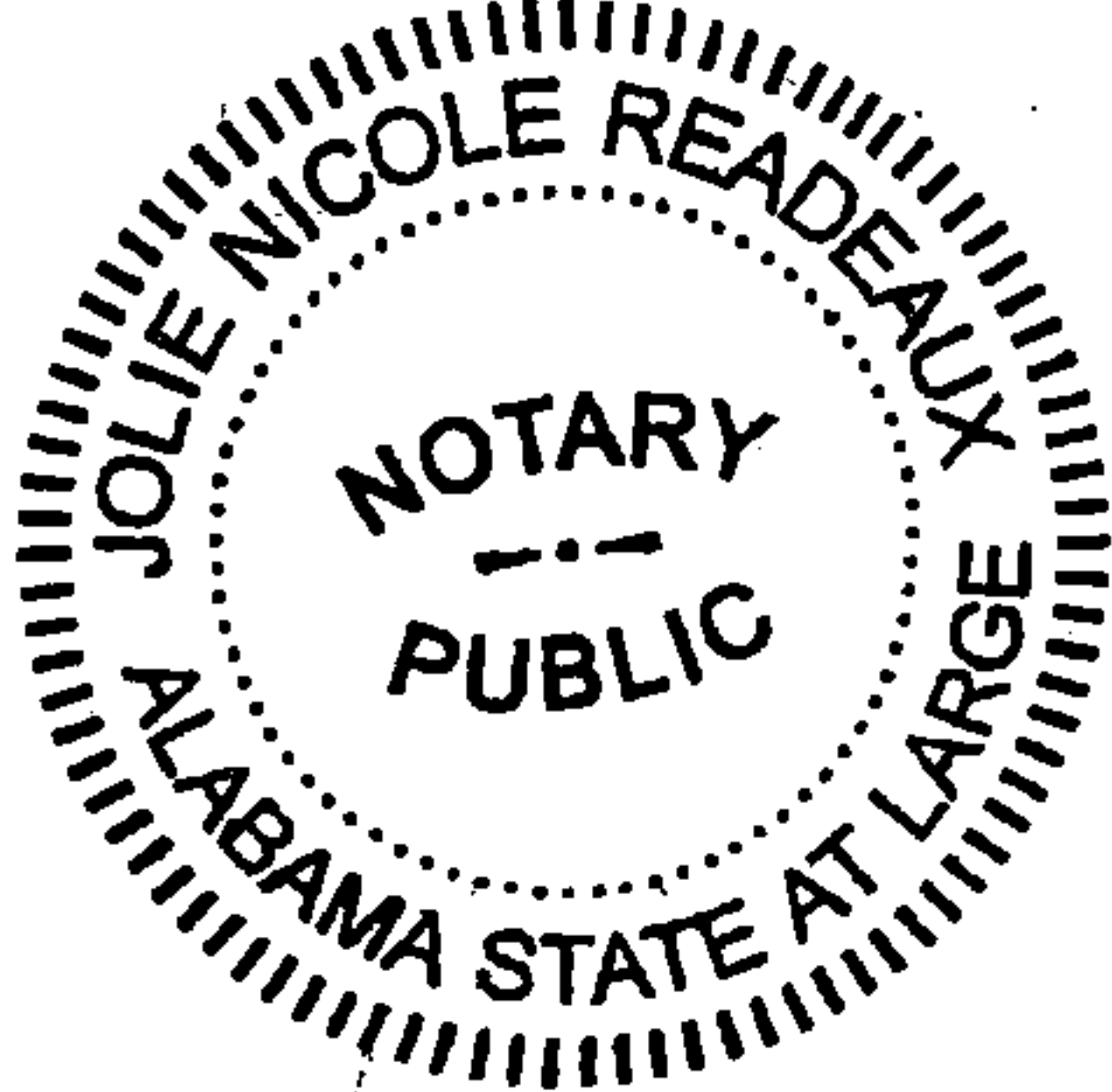
IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal this, the
23rd day of April, 2024.


TINA YVONNE FISCHER
1030 Long Branch Parkway
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

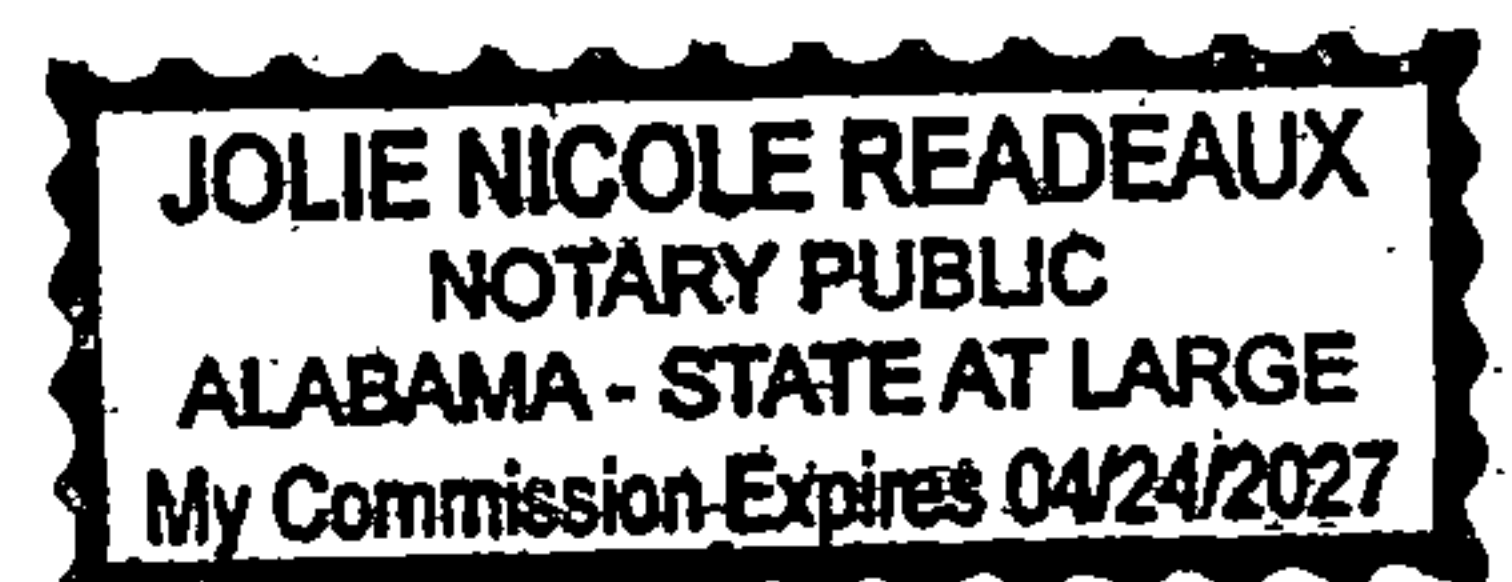
Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **TINA YVONNE FISCHER** ("Grantor"), whose name is signed to the foregoing Warranty Deed, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, the Grantor executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 23rd day of April, 2024.




NOTARY PUBLIC

My commission expires:



***NOTE:** The drafter of this instrument represents that she has prepared this instrument at the direction of the parties described herein; that she has prepared it based solely upon the legal description and information provided by the parties; that no title search or survey was performed by the drafter; that the drafter has not examined the title to the above described real property; and that the drafter makes absolutely no representation, warranties or guarantees whatsoever as to the validity of the title or ownership of said real property being conveyed herein.

Real Estate Sales Validation Form

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

Grantor's Name Tina Yvonne Fischer
Mailing Address 1030 Long Branch Parkway
Calera, AL 35040

Grantee's Name Tina Tyvonne Fishcer Revocable Trust
Mailing Address 1030 Long Branch Parkway
Calera, AL 35040

Property Address 1030 Long Branch Parkway
Calera, AL 35040

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ 389,600.00

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 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 4/23/24

Print Lindsey Eastwood

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20240515000143710 4/4 \$421.00
Shelby Cnty Judge of Probate, AL
05/15/2024 12:06:19 PM FILED/CERT

Shelby County, AL 05/15/2024
State of Alabama
Deed Tax: \$390.00

Form RT-1