



20240523000153000 1/5 \$765.50
Shelby Cnty Judge of Probate, AL
05/23/2024 10:43:15 AM FILED/CERT

This Instrument Prepared By:
Lindsey Eastwood
Eastwood Estate & Probate Law
2001 Park Place, Suite 875
Birmingham, AL 35203
Source of Title: Instrument No.: 20240423000117580

Mail Tax Notice to:
Todd Robert Stevens and
Sara Frances Stevens
2416 Murphy Pass
Hoover, AL 35244

Preparer makes no warranty of title or accuracy of legal description in the property described herein. This deed was executed without the benefit of a title search.

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

In consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, provided to **TODD ROBERT STEVENS**, a married man, and **SARA FRANCES STEVENS**, a married woman (herein referred to as the "GRANTORS"), the receipt whereof is hereby acknowledged, said **GRANTORS** do grant, bargain, sell, and convey unto **TODD ROBERT STEVENS** and **SARA FRANCES STEVENS**, as Trustees of the **TODD AND SARA STEVENS REVOCABLE TRUST**, dated May **14**, 2024, and as may be amended from time to time, (herein referred to as the "GRANTEES"), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 949, according to the Amended Plat Lake Wilborn Phase 7, as recorded in Map Book 58, Pages 18A, B and C, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Street Address: 2416 Murphy Pass, Hoover, AL 35244

TOGETHER WITH ALL AND SINGULAR the improvements thereon, rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in any way appertaining; and all right, title, and interest of **GRANTORS** in and to any and all roads, alleys and ways bounding said premises, **TO HAVE AND TO HOLD** unto the said **GRANTEES**, and to the heirs and assigns of said **GRANTEES**, in fee simple, **FOREVER**,

GRANTORS hereby certify that the above-described property does constitute their homestead, and **GRANTEES** hereby certify that the above-described property will constitute their homestead.

Shelby County, AL 05/23/2024
State of Alabama
Deed Tax: \$730.50

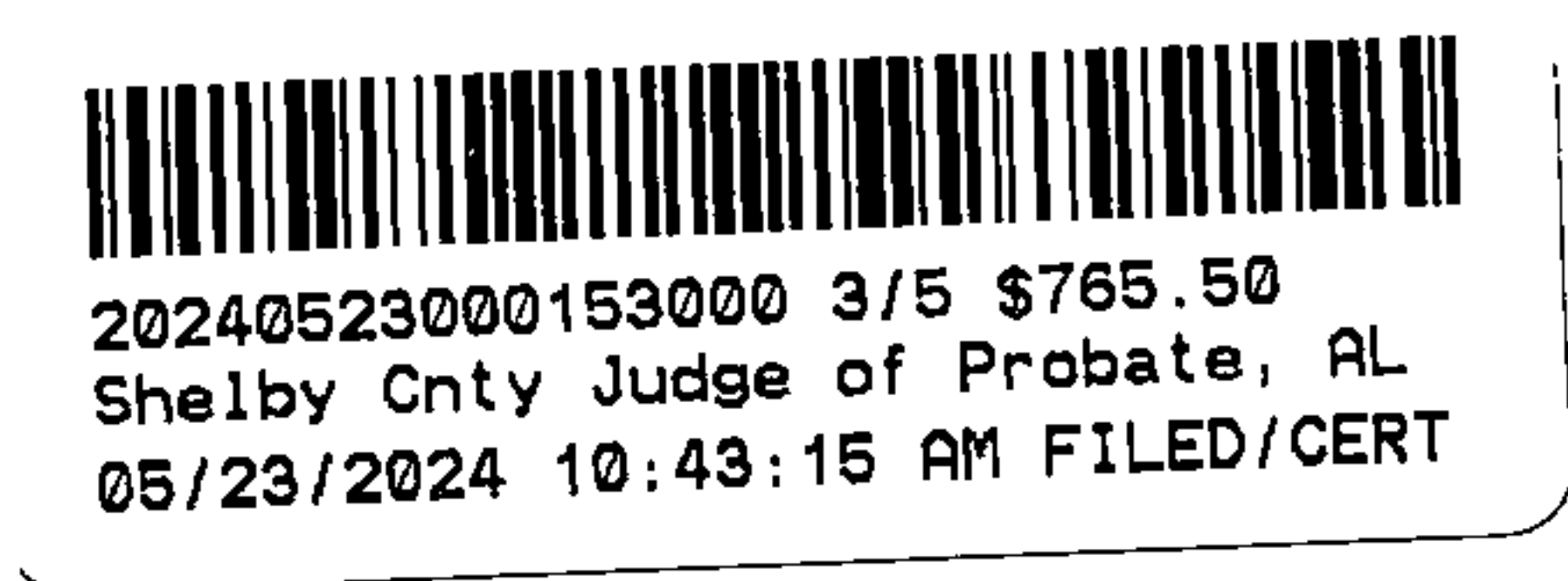
AND THE GRANTORS DO HEREBY COVENANT with the **GRANTEES**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by **GRANTORS**, and that **GRANTORS** will warrant and defend the same against the lawful claims and demands of all persons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




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[Signature(s) to Follow on Subsequent Page(s)]

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal this the 14 day of May, 2024.



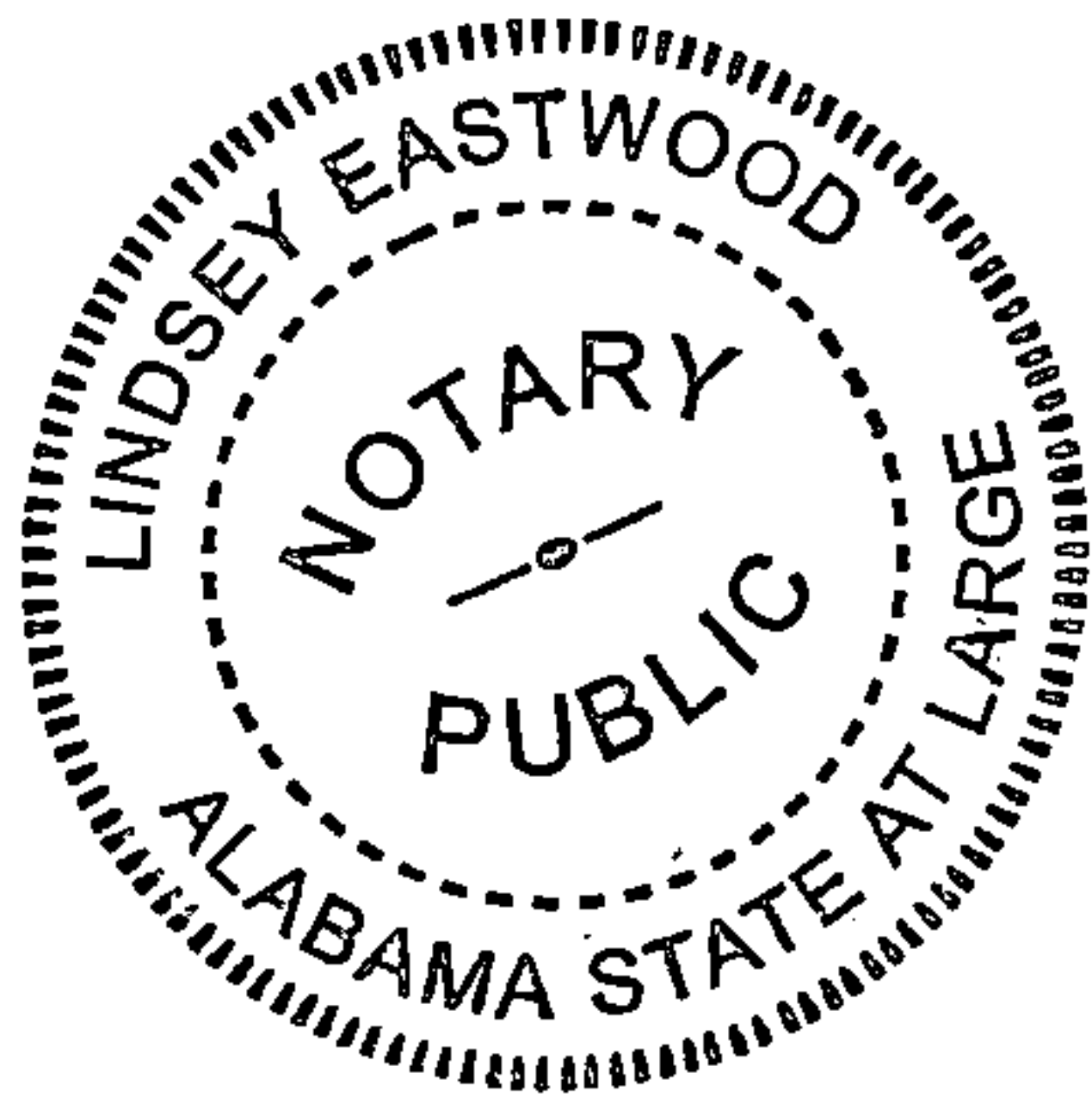

TODD ROBERT STEVENS, Grantor
2416 Murphy Pass
Hoover, AL 35244

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA
JEFFERSON COUNTY

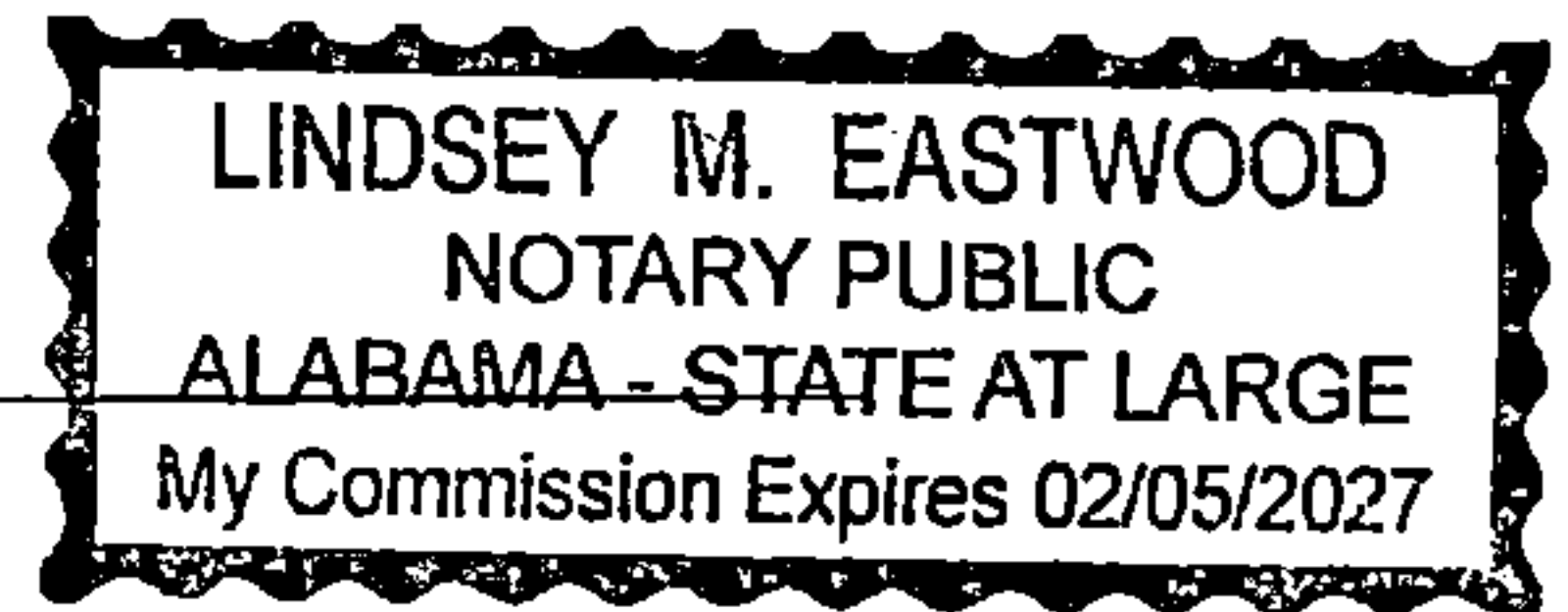
Before me, LINDSEY EASTWOOD, a Notary Public in and for said State and County, personally appeared TODD ROBERT STEVENS, (“GRANTOR”), whose name is signed to the foregoing Warranty Deed, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, the GRANTOR executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of this 14th day of May, 2024.




LINDSEY EASTWOOD, 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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal this the 14th day of May, 2024.



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Sara F. Stevens

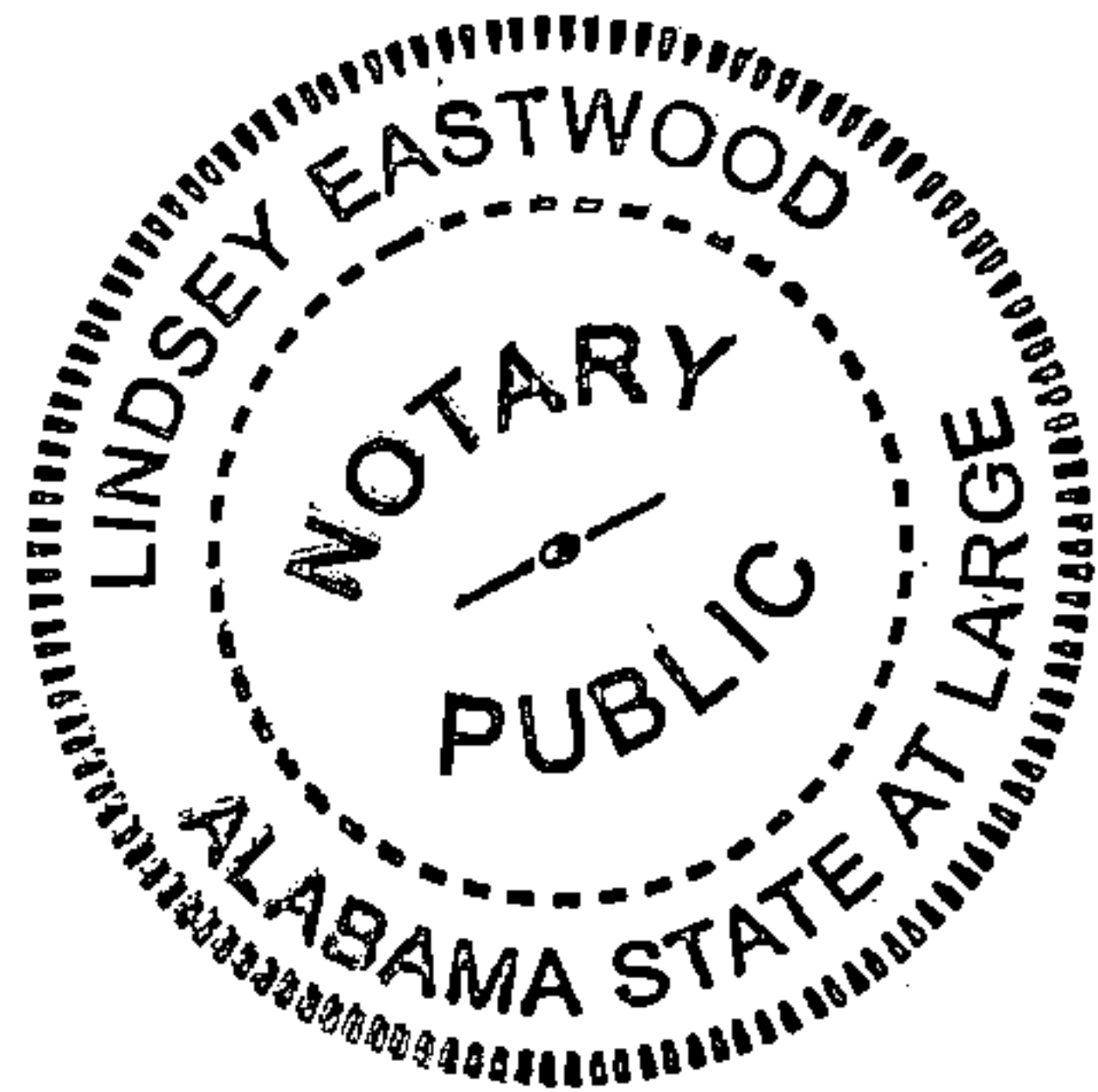
SARA FRANCES STEVENS, Grantor
2416 Murphy Pass
Hoover, AL 35244

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA
JEFFERSON COUNTY

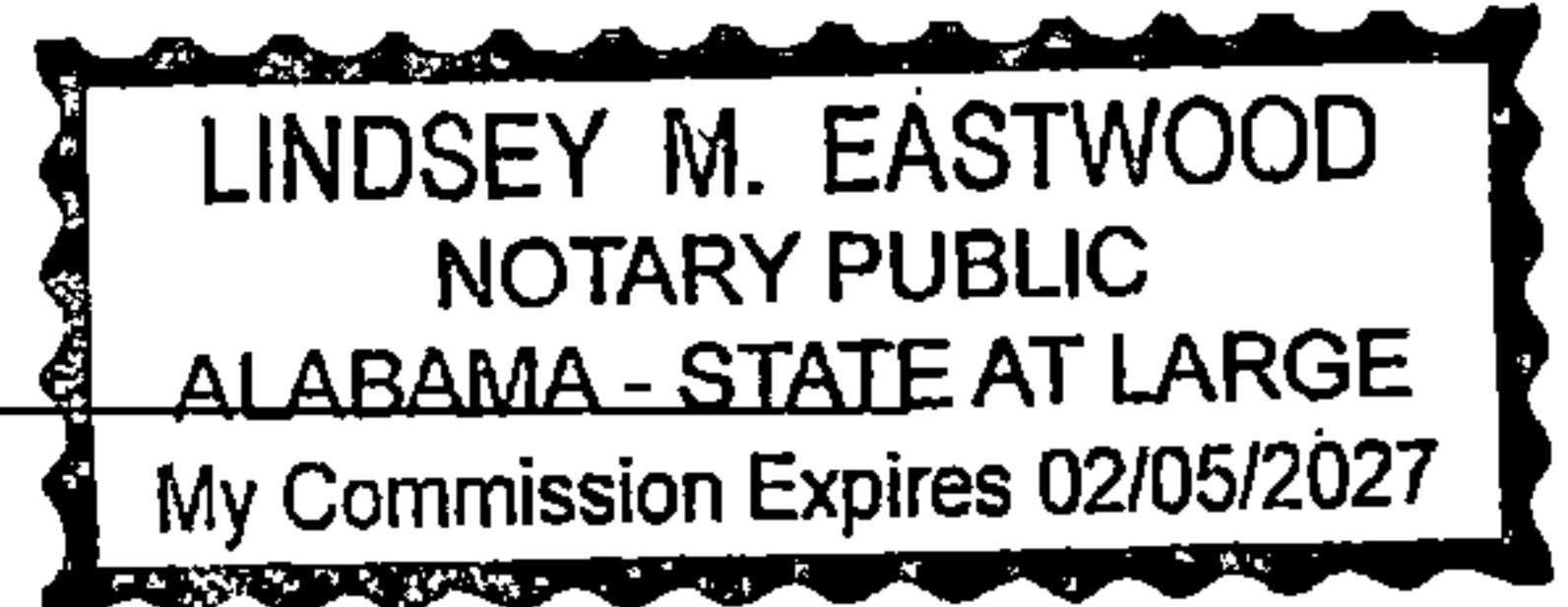
Before me, **LINDSEY EASTWOOD**, a Notary Public in and for said State and County, personally appeared **SARA FRANCES STEVENS**, (“GRANTOR”), whose name is signed to the foregoing Warranty Deed, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, the **GRANTOR** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of this 14th day of May, 2024.



Lindsey Eastwood
LINDSEY EASTWOOD, 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 Todd Robert Stevens and Sara Frances Stevens
Mailing Address 2416 Murphy Pass
Hoover, AL 35244

Grantee's Name Todd and Sara Stevens Revocable Trust
Mailing Address 2416 Murphy Pass
Hoover, AL 35244

Property Address 2416 Murphy Pass
Hoover, AL 35244

Date of Sale 5/14/24
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 730,442.00



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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
Sales Contract
Closing Statement
Appraisal
[X] Other Instrument #: 20240423000117580
Page 3, Real Estate Sales Validation Form

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 5/15/24

Print Lindsey Eastwood

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one