

SEND TAX NOTICE TO:
WARD LOTT, TRUSTEE
PO Box 41
Seal Beach, CA 90740

PREPARED BY:
JOHN R. HOLLIMAN
2491 PELHAM PKWY
PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, WARD LOTT aka Ward Jeffrey Lott AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SANDRA WARD LOTT, CASE NO. PR-2021-000708 IN SHELBY COUNTY, ALABAMA PROBATE COURT, ANNA ELIZABETH LOTT, MARRIED to DAVID HAWS, AND JOHN BERTRAND LOTT, JR., MARRIED BUT NOT HOMESTEAD the undersigned Grantor, do grant, bargain, sell and convey my interest to WARD LOTT, TRUSTEE OF THE TESTAMENTARY TRUST KNOWN AS THE TRUST FOR ANNA ELIZABETH LOTT UNDER THE LAST WILL AND TESTAMENT OF SANDRA WARD LOTT in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

LOT 20 ACCORDING TO THE FIRST ADDITION OF INDIAN HIGHLANDS AS SHOWN BY MAP RECORDED IN MAP BOOK 5, PAGE 6 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA aka 285 CHEROKEE St.

Subject existing covenants and restrictions, easements, building lines and

limitations of record.

THE PROPERTY IS THE HOMESTEAD OF THE TRUST BENEFICIARY.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

3/13/24



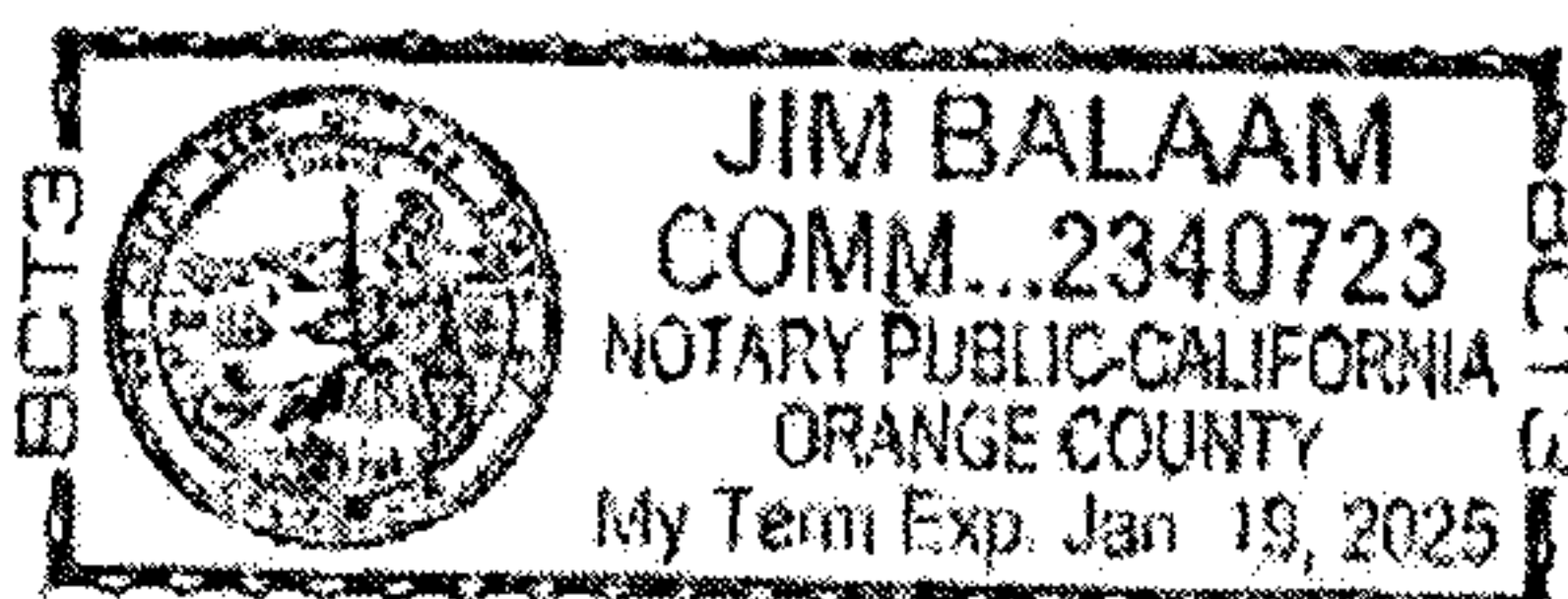
(SEAL)

THE ESTATE OF SANDRA WARD LOTT By: Ward Lott,
Trustee

STATE OF California
COUNTY OF Orange


I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that WARD LOTT aka Ward Jeffrey Lott, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SANDRA WARD LOTT with full authority in such capacity, signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this 3/12/2024.



Notary Public



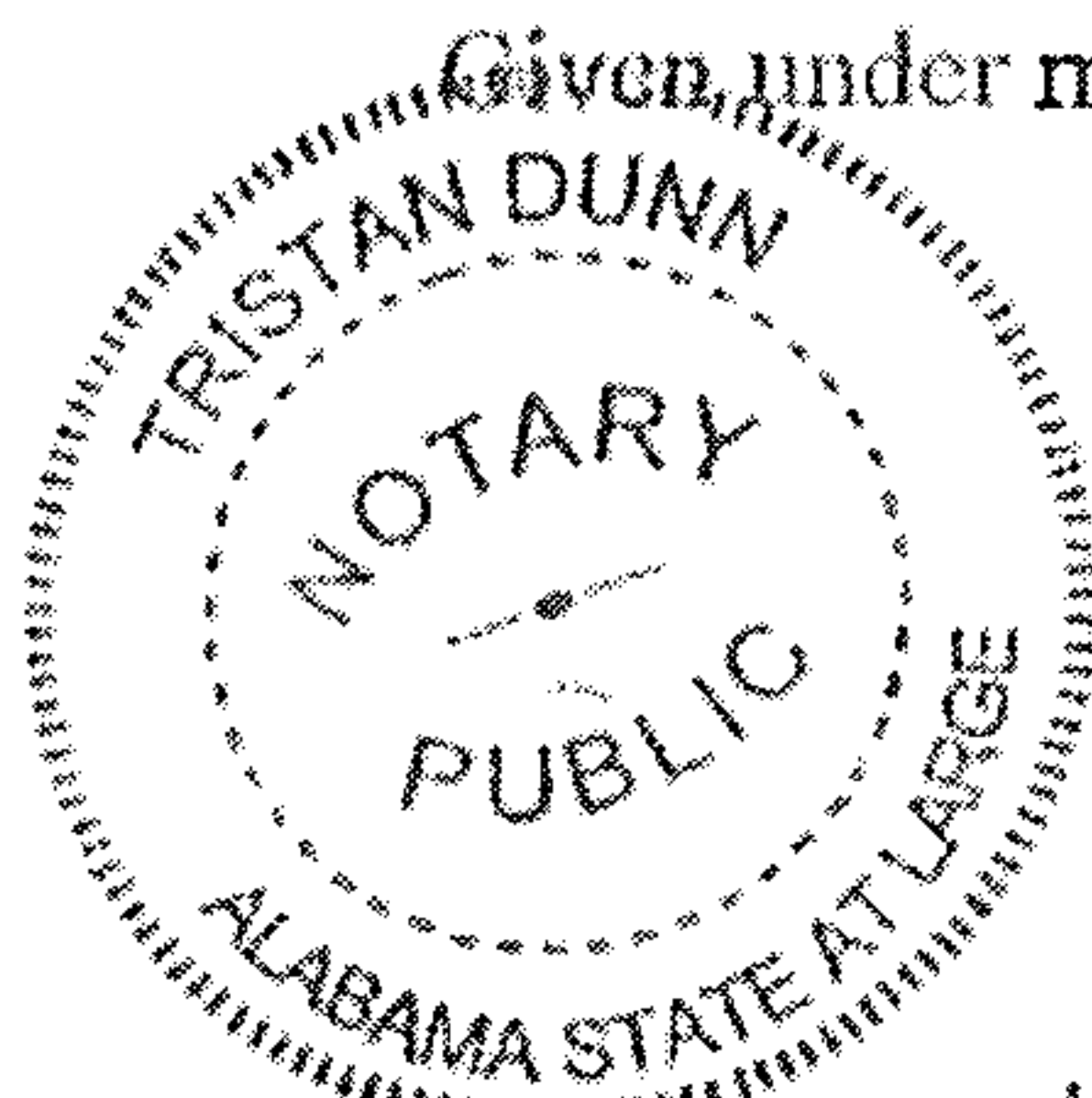

 ANNA Elizabeth Lott- Heir (SEAL)



 David Haws- Spouse of Heir (SEAL)

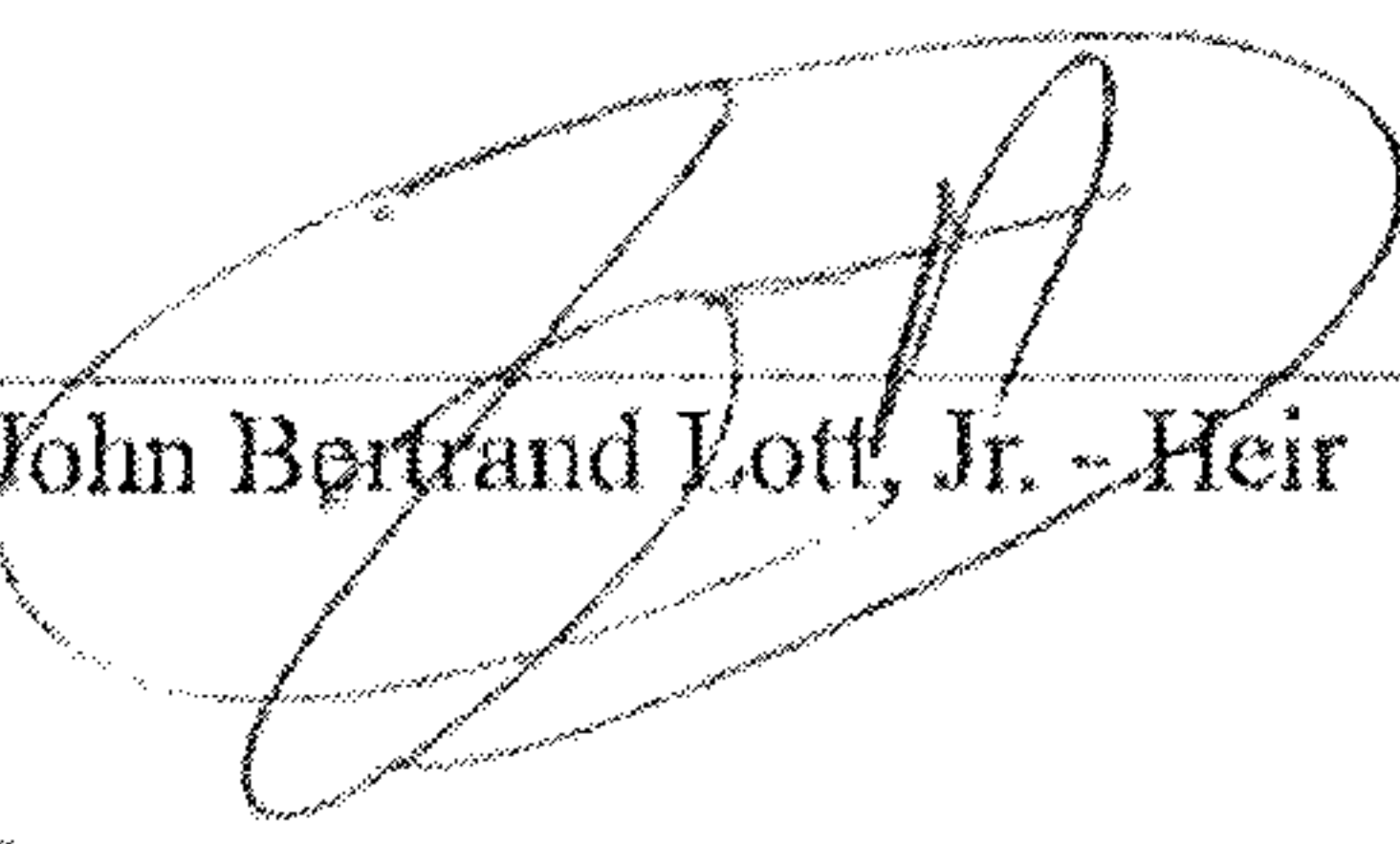
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **ANNA Elizabeth Lott and David Haws**, a married couple, with full authority in such capacity, signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 04/24/24.

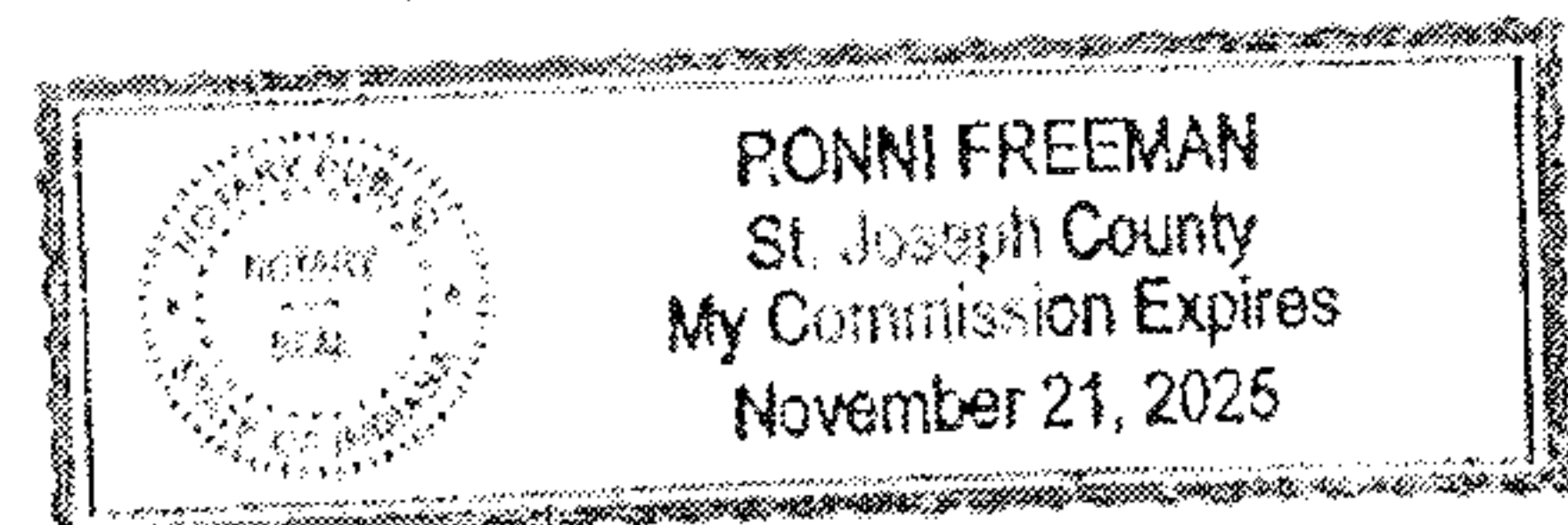



 Notary Public


 John Bertrand Lott, Jr. - Heir

(SEAL)

STATE OF Indiana
 COUNTY OF St. Joseph



I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **John Bertrand Lott, Jr.** with full authority in such capacity, signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 06/17/2024


 Notary Public

This Instrument was Prepared By:
 John Holliman, Esq.
 2491 Pelham Pkwy
 Pelham, AL 35124

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Ward Lott, Anna Elizabeth Lott, Daid Hawes,
Mailing Address & John Lott Jr
PO Box 41
Seal Beach, CA 90740

Grantee's Name Ward Lott, Trustee of the Testamentary Trust
Mailing Address FBO Anna Elizabeth Lott
PO Box 41
Seal Beach, CA 90740

Property Address 285 Cherokee Street
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 189,500.00

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
☐ 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 6/21/2024

☐ Unattested

(verified by)



Print Shannon Brubaker

Sign

Shannon Brubaker

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/21/2024 11:23:15 AM
\$224.50 LAURA
20240621000186120

Form RT-1