

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Steven A. Bastarache
and Dawn S. Bastarache
877 Tulip Poplar Drive
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

STEVEN A. BASTARACHE AND WIFE, DAWN S. BASTARACHE

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

STEVEN A. BASTARACHE AND DAWN BASTARACHE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE BASTARACHE LIVING TRUST, DATED JUNE 24, 2024, AND ANY AMENDMENTS THERETO.

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

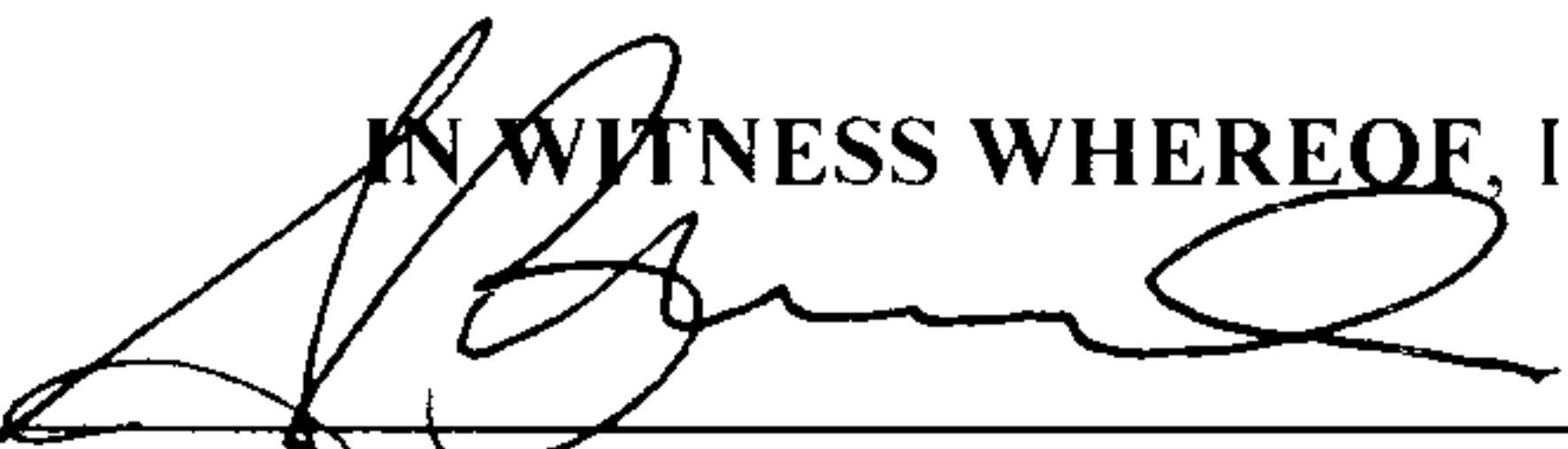
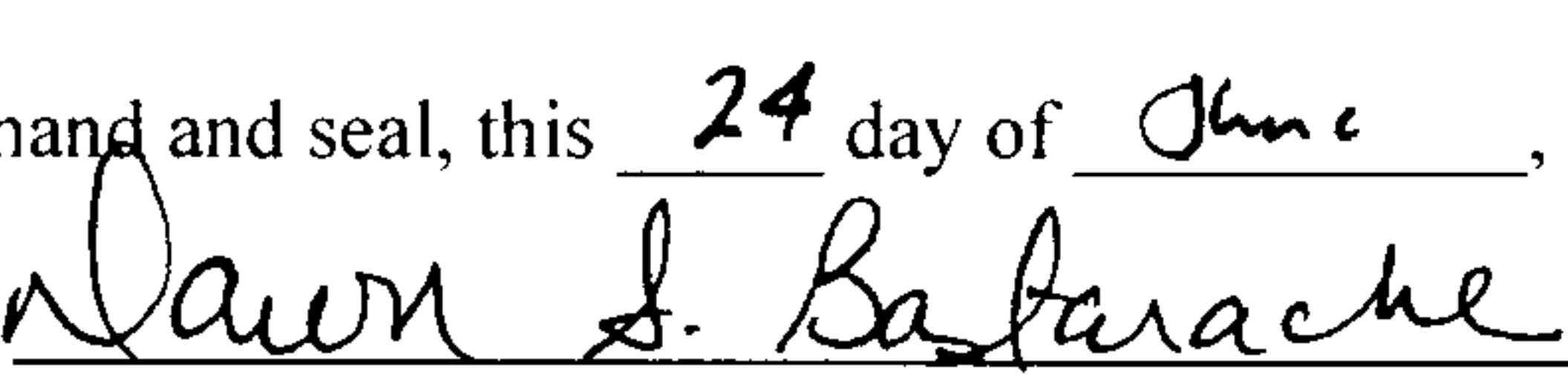
See Exhibit A attached hereto for legal description.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

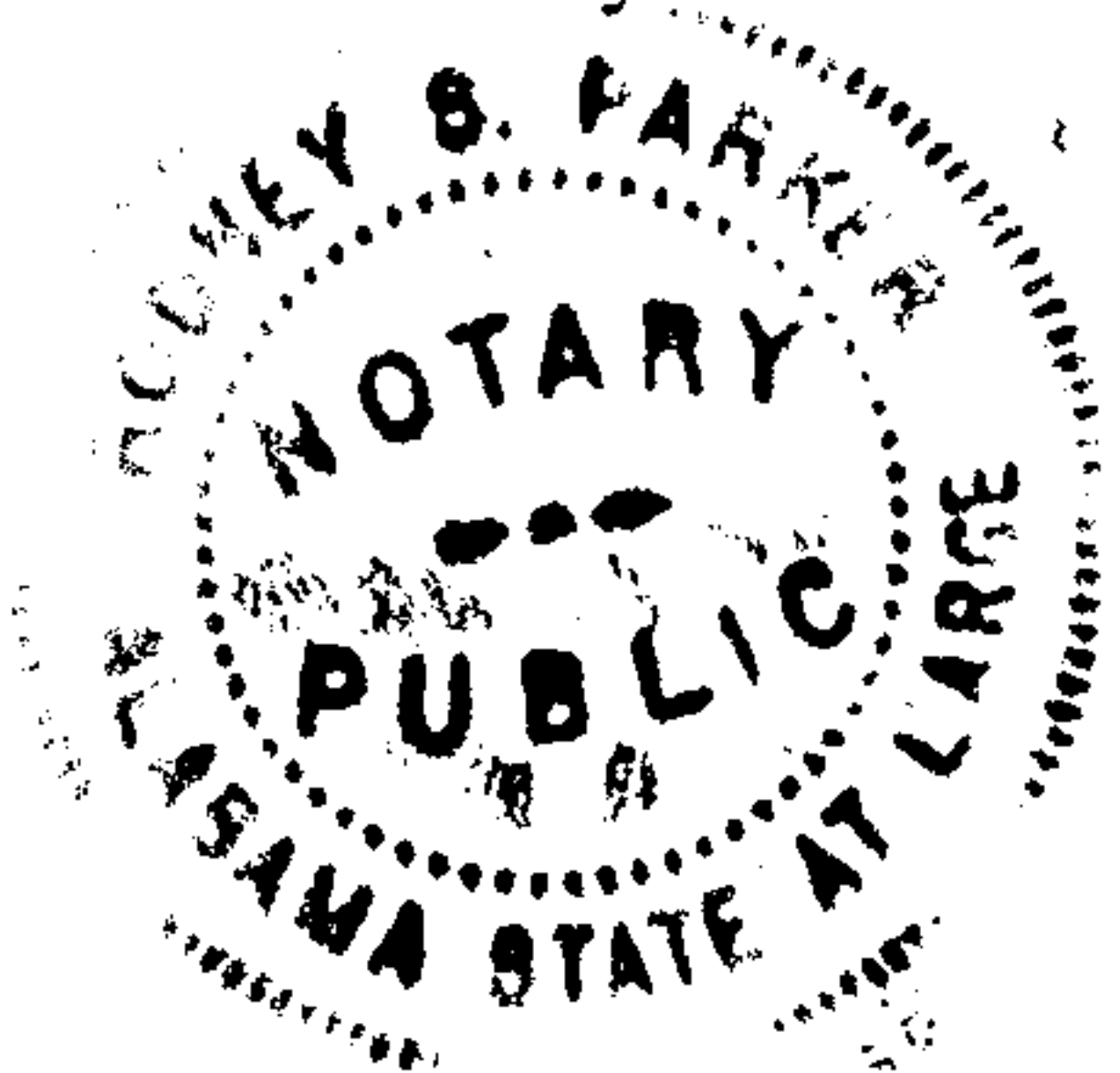
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24 day of June, 2024.

STEVEN A. BASTARACHE

DAWN S. BASTARACHE

STATE OF ALABAMA)
JEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT:

I, _____, a Notary Public in and for said County, in said State, hereby certify that Steven A. Bastarache and wife, Dawn S. Bastarache, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 24 day of June, 2024.





Notary Public
My Commission Expires: 11-27-2027

EXHIBIT A

20240705000203200 2/3 \$39.00
Shelby Cnty Judge of Probate, AL
07/05/2024 10:10:36 AM FILED/CERT

Lot 2209 and part of Lot 2210, according to the Map of Riverchase Country Club, 22nd Addition, as recorded in Map Book 9, Page 124 A & B, in the Office of the Judge of Probate of Shelby County, Alabama, further described as follows:

Lot 2209 and the East 2.7 feet of Lot 2210 according to the map and survey of Riverchase Country Club, 22nd Addition, as recorded in Map Book 9, Page 124 A & B in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:
Commence at the Southeast corner of Lot 2209 for the point of beginning; thence Westerly along the South line of Lot 2209 and along and with the North right of way of Tulip Poplar Drive a distance of 106.00 feet to the Southwest corner of Lot 2209 and the Southeast corner of Lot 2210; thence continue Westerly along the North right of way of Tulip Poplar Drive and along the South line of Lot 2210 a distance of 2.7 feet; thence 90 degrees 00 minutes 00 seconds right leaving said North right of way and South line of Lot 2210 a distance of 127.30 feet to the North line of Lot 2210 feet; thence 83 degrees 48 minutes 27 seconds right in an Easterly direction and along North line of Lot 2210 a distance of 2.72 feet to the Northeast corner of Lot 2210 and the Northwest corner of Lot 2209; thence continue along the North line of Lot 2209 a distance of 106.62 feet to the Northeast corner of Lot 2209; thence 96 degrees 11 minutes 33 seconds right in a Northerly direction a distance of 138.89 feet to the Southeast corner of Lot 2209 and the North right of way of Tulip Poplar Drive and the point of beginning.

Situated in Shelby County, Alabama.

REAL ESTATE SALES VALIDATION FORMS

20240705000203200 3/3 \$39.00
Shelby Cnty Judge of Probate, AL
07/05/2024 10:10:36 AM FILED/CERT

THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): Steven A. Bastarache and Dawn S. Bastarache
MAILING ADDRESS: 877 Tulip Poplar Drive
Hoover, AL 35244
PROPERTY ADDRESS: 877 Tulip Poplar Drive
Hoover, AL 35244

GRANTEE NAME(S): Bastarche Living Trust, dated June 24, 2024
MAILING ADDRESS: 877 Tulip Poplar Drive
Hoover, AL 35244
DATE OF SALE: 6.24.24
TOTAL PURCHASE PRICE: \$ 10,000.00
OR
ACTUAL VALUE: \$ _____
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 license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 6.24.24

Unattested

(verified by)

Print: Steven A. Bastarache
Sign: [Signature]
(Grantor/Grantee/Owner/Agent)