

This instrument was prepared by
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(205) 979-6260

SEND TAX NOTICE
Russell Yarbrough & Nita Yarbrough, Trustees
Yarbrough Family Living Trust – 10/28/2024
328 Woodward Court
Hoover, AL 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN AND NO/100 (\$10.00 Dollars)** and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, We, **RUSSELL YARBROUGH and wife, NITA YARBROUGH** (herein referred to as "Grantors"), grants, bargains, sells and conveys, unto **RUSSELL YARBROUGH and NITA YARBROUGH, TRUSTEES of the YARBROUGH FAMILY LIVING TRUST Dated October 28, 2024** (herein referred to as "Grantee") all of their rights, title and interest to the following described real estate, situated in Shelby County,

LOT 32, according to the Survey of Legacy Place of Greystone, as recorded in Map Book 27, Page 36, in the Office of the Judge of Probate of Shelby County. Alabama.

- 1. Ad valorem Taxes for 2025 and subsequent years, not yet due and payable.
- 2. Any and all easements, building and setback lines, covenants, restrictions, rights-of-way and conditions of record.

The property is the homestead of the Grantors.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

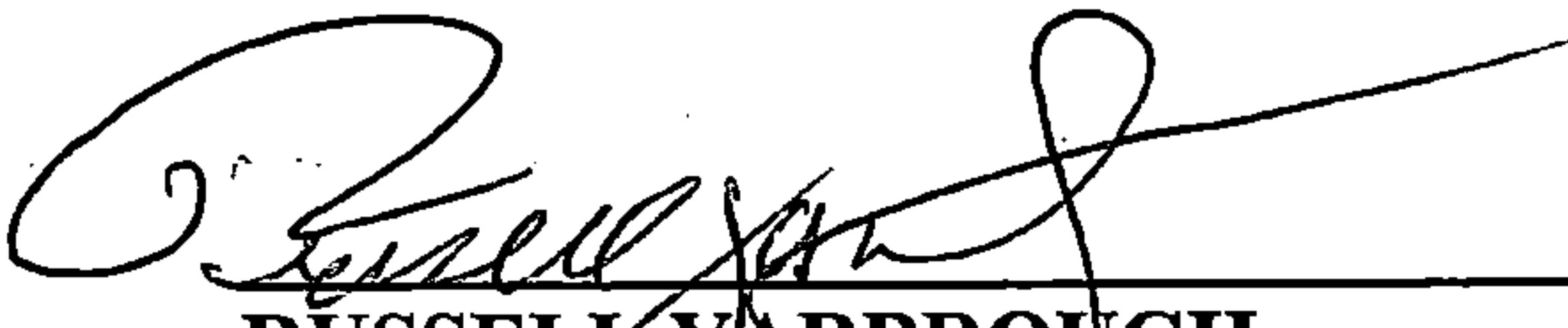
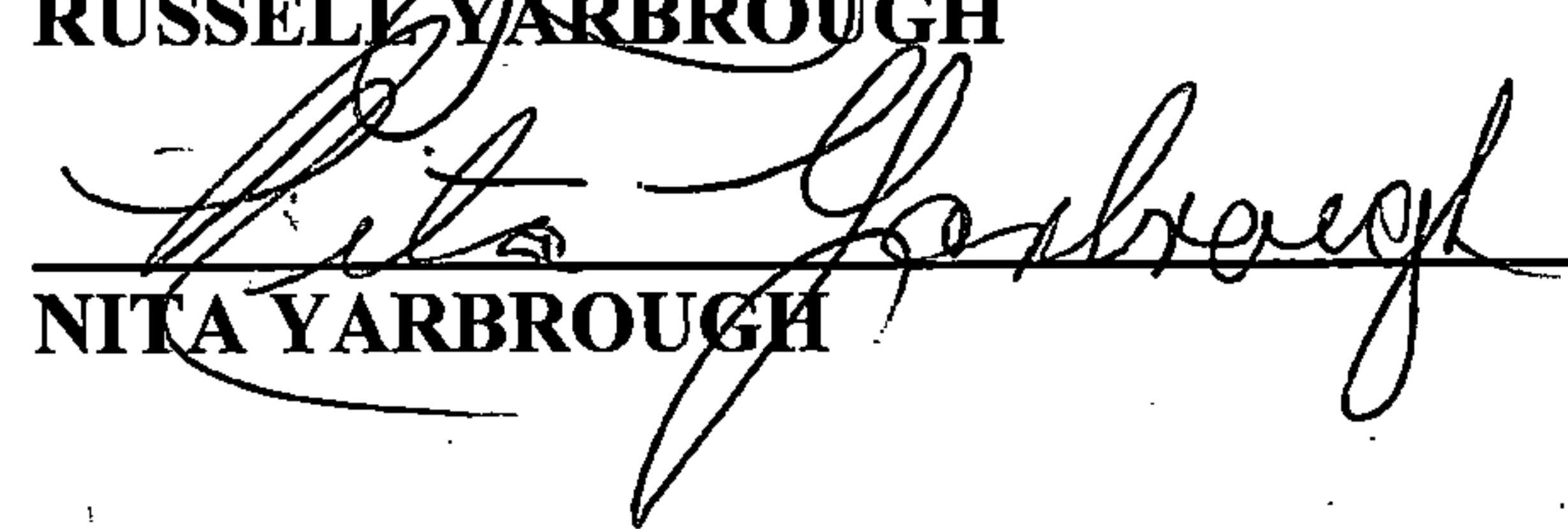
TO HAVE AND TO HOLD to the said Grantee.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of OCTOBER, 2024.

(SEAL)

(SEAL)


RUSSELL YARBROUGH

NITA YARBROUGH

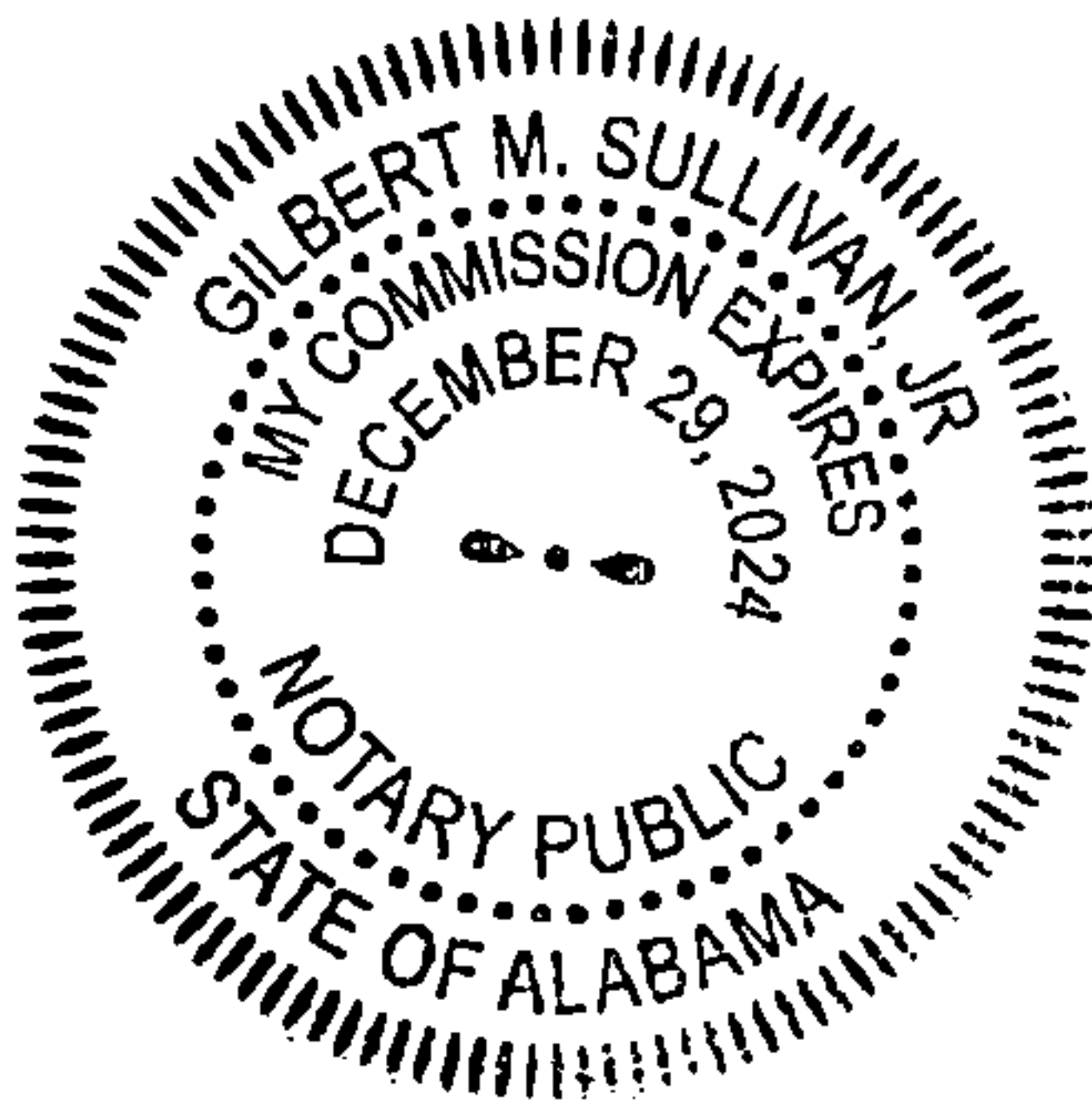
General Acknowledgment

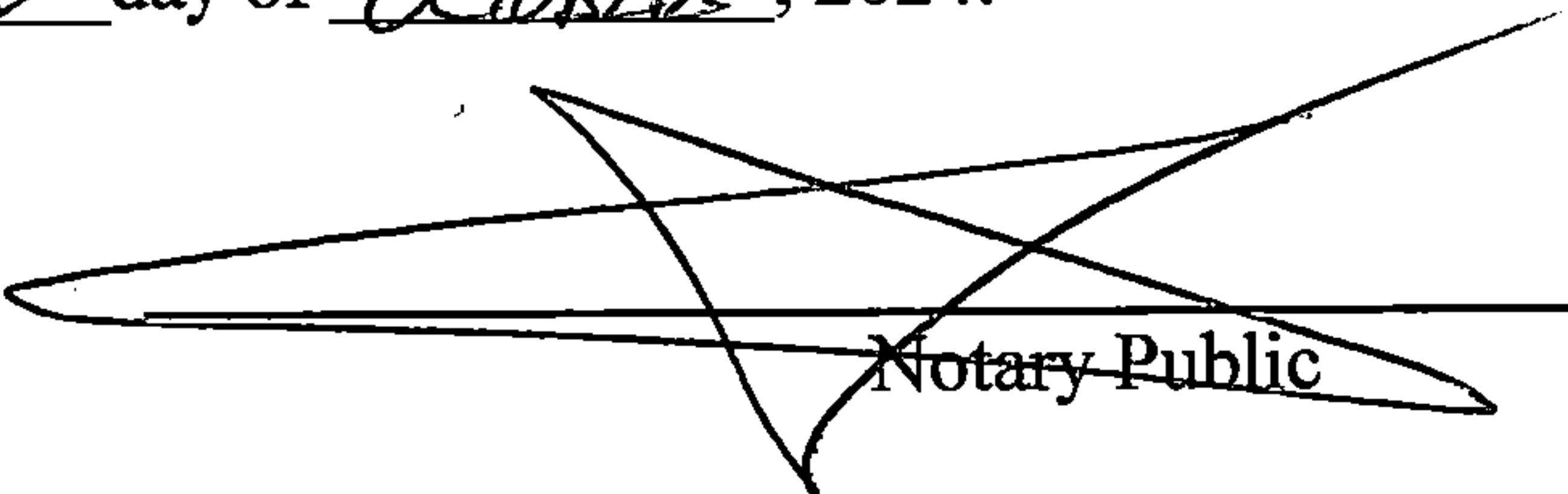


20241031000339800 2/3 \$733.50
Shelby Cnty Judge of Probate, AL
10/31/2024 09:46:04 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **RUSSELL YARBROUGH and wife, NITA YARBROUGH**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under our hands and official seals this 30th day of OCTOBER, 2024.




Notary Public

Real Estate Sales Validation Form

20241031000339800 3/3 \$733.50
Shelby Cnty Judge of Probate, AL
10/31/2024 09:46:04 AM FILED/CERT

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

Grantor's Name RUSSELL YARBROUGH
Mailing Address NITA YARBROUGH
328 WOODWARD COURT
HOOVER, AL 35242

Grantee's Name RUSSELL YARBROUGH &
Mailing Address NITA YARBROUGH, TRUSTEES
YARBROUGH FAMILY LIVING TRUST
328 WOODWARD COURT
HOOVER, AL 35242

Property Address 328 WOODWARD COURT
HOOVER, AL 35242

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 704,500

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 TAX ASSESSOR'S VALUATION

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 10/30/24

Print RUSSELL YARBROUGH

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1