

This instrument was prepared by:
Matthew Kidd
Kidd and Company, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Nathan Howes & Megan Howes
149 Chelsea Station Drive
Chelsea, AL 35043

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of **THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (350,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Scott Fredrik Sandin, Trustee of the Ruth C. Sandin 2000 Revocable Trust and/or the Ruth S. Walter 2000 Revocable Trust dated July 6, 2000

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Nathan Howes and Megan Howes

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 9, according to the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Probate Office of Shelby County, Alabama.

\$175,000.00 of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 5TH day of May, 2025.

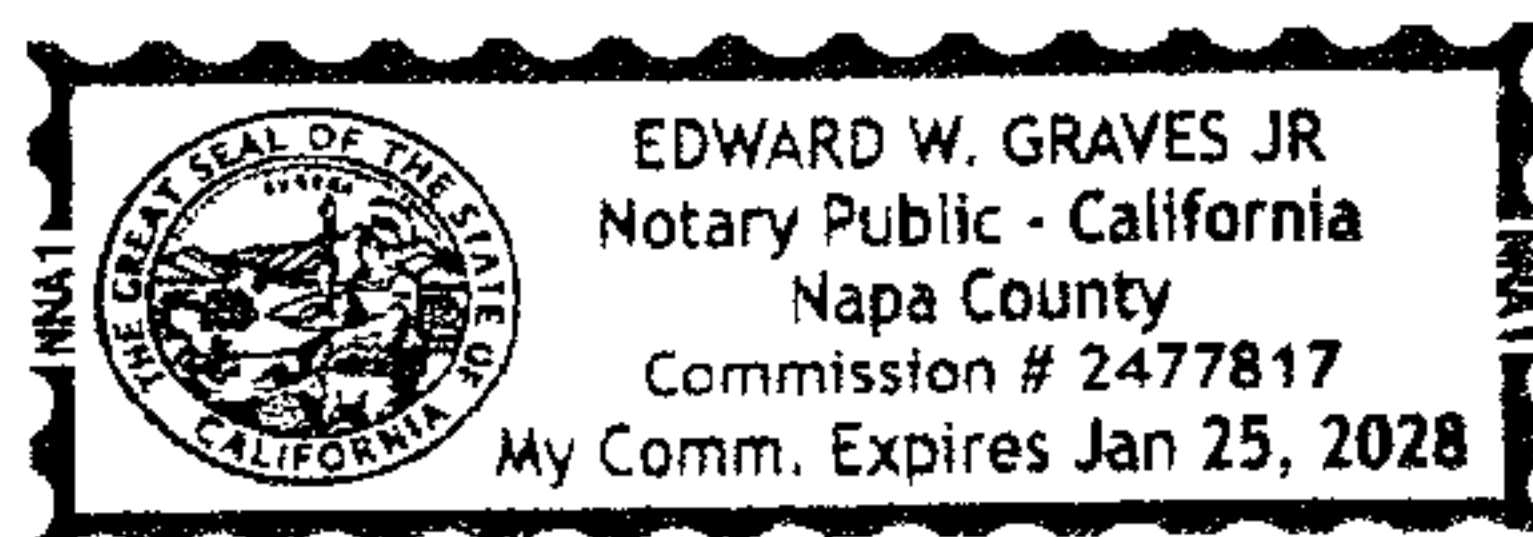
**Ruth C. Sandin 2000 Revocable Trust and/or the
Ruth S. Walter 2000 Revocable Trust dated July 6,
2000**

Scott F. Sandin
Scott Fredrik Sandin, Trustee

STATE OF California)
COUNTY OF Napa)

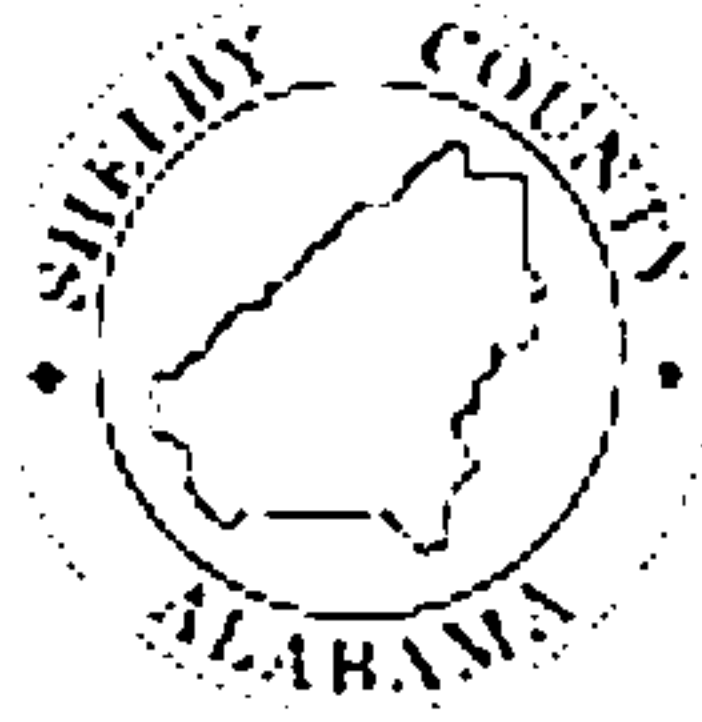
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Scott Fredrik Sandin, Trustee of Ruth C. Sandin 2000 Revocable Trust and/or the Ruth S. Walter 2000 Revocable Trust dated July 6, 2000**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Trustee and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 5th day of May, 2025.



Edward W. Graves Jr.
Notary Public

My Commission Expires: January 25, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/16/2025 12:02:10 PM
\$378.00 JOANN
20250516000149930

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Scott Fredrik Sandin, Trustee of Ruth C. Sandin & Revocable Trust and/or the Ruth S. Walter 2000 Revocable Trust dated July 6, 2000	Grantee's Name	Nathan Howes and Megan Howes
Mailing Address	480 Sunset Drive Angwin, CA 94508	Mailing Address	149 Chelsea Station Dr. 149 Chelsea Station Dr. Chelsea, AL 35043
Property Address	149 Chelsea Station Drive Chelsea, AL 35043	Date of Sale	05/15/2025
		Total Purchase Price	\$350,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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 5/15/25

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one