

The following is in lieu of real estate sale validation form RT-1:

GRANTORS:
JOHN RHOADS STEWART
1103 Lake Forest Circle
Hoover, AL 35244

NANCY ALLEN STEWART
1103 Lake Forest Circle
Hoover, AL 35244

PROPERTY ADDRESS:
1103 Lake Forest Circle
Hoover, AL 35244

DATE OF SALE/TRANSFER: October 28, 2025

TOTAL ASSESSOR'S MARKET VALUE: \$519,200.00

GRANTEE:
JOHN RHOADS STEWART and NANCY ALLEN STEWART as Trustees of the JOHN RHOADS STEWART and NANCY ALLEN STEWART Revocable Living Trust u/a/d October 28, 2025
1103 Lake Forest Circle
Hoover, AL 35244

This instrument prepared by:
Jon J. Rutledge, LLC
Attorney at Law
Vestavia Parkway, Suite 2300
Birmingham, Alabama 35216
PH 205.795.2088

SEND TAX NOTICE TO:
JOHN RHOADS STEWART and NANCY ALLEN STEWART, Trustees
1103 Lake Forest Circle
Hoover, AL 35244

(THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE)

GENERAL WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

: KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **JOHN RHOADS STEWART**, also sometimes known as "John R. Stewart", and wife, **NANCY ALLEN STEWART**, also sometimes known as "Nancy A. Stewart", (hereinafter collectively referred to as "Grantor"), in hand paid by **JOHN RHOADS STEWART and NANCY ALLEN STEWART, AS TRUSTEES OF THE JOHN RHOADS STEWART and NANCY ALLEN STEWART REVOCABLE LIVING TRUST** u/a/d October 28, 2025 ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto said Grantee the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 221 according to the Survey of Ninth Addition Riverchase Country Club as recorded in Map Book 8, Page 46 A & B, Shelby County, Alabama records.

This property is the homestead of each Grantor.

Subject to:

1. General and special taxes and assessments for 2025 and subsequent years not yet due and payable; and

2. All easements, restrictions, building lines, mineral and mining rights, set-back lines, rights-of-way and limitations of record, if any.

Source of Title: May 24, 2007 Warranty Deed, jointly for life with remainder to survivor, from Carolyn G. Cooke, a single woman, to John R. Stewart and wife, Nancy A. Stewart, as recorded on or about May 29, 2007 by instrument number 20070529000249060 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And said Grantor does for themselves and for their heirs and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that said premises is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals this the 28th day of October, 2025.


JOHN RHOADS STEWART(Grantor)


NANCY ALLEN STEWART (Grantor)

*****Notary Seal on following page*****

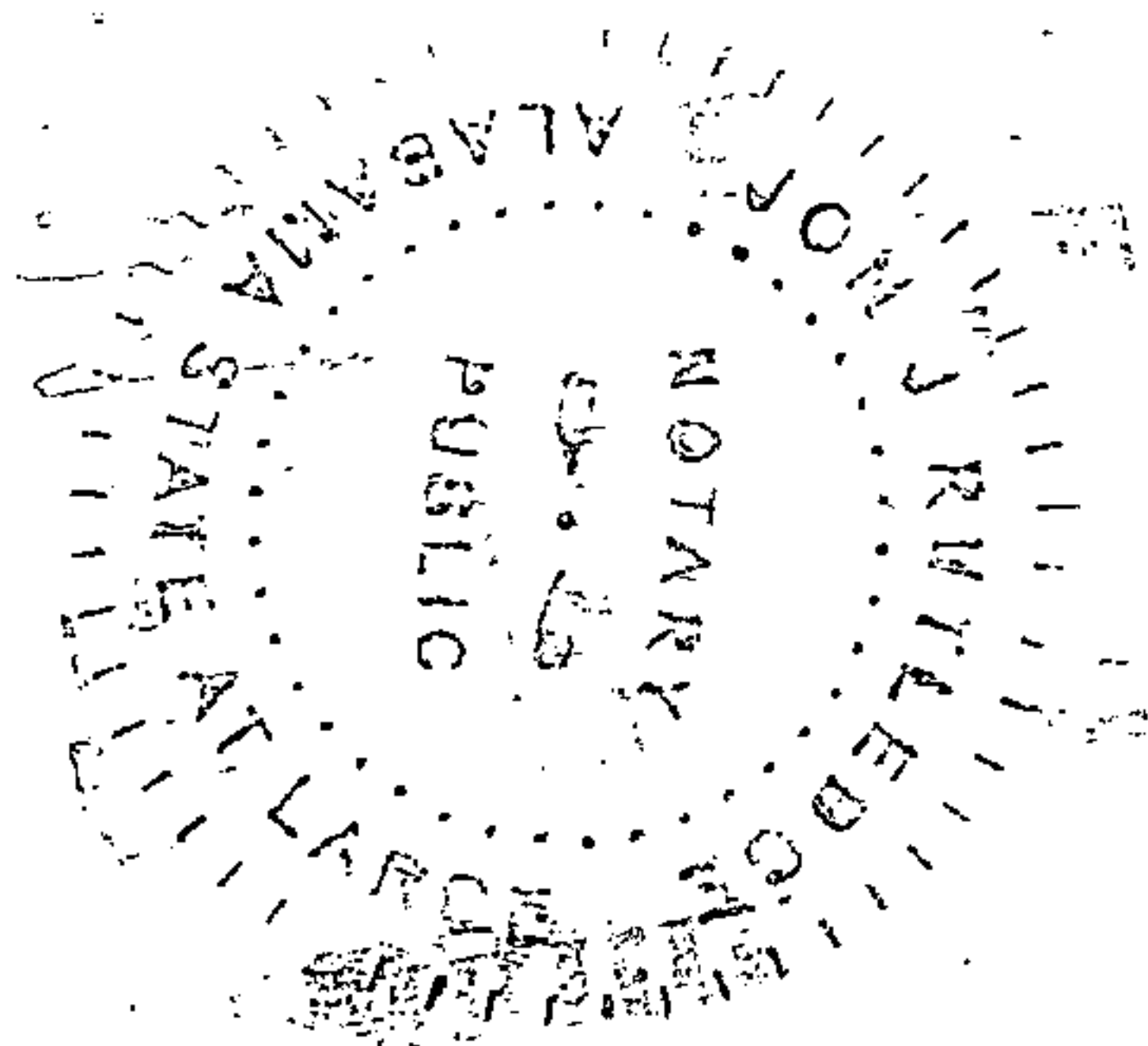
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

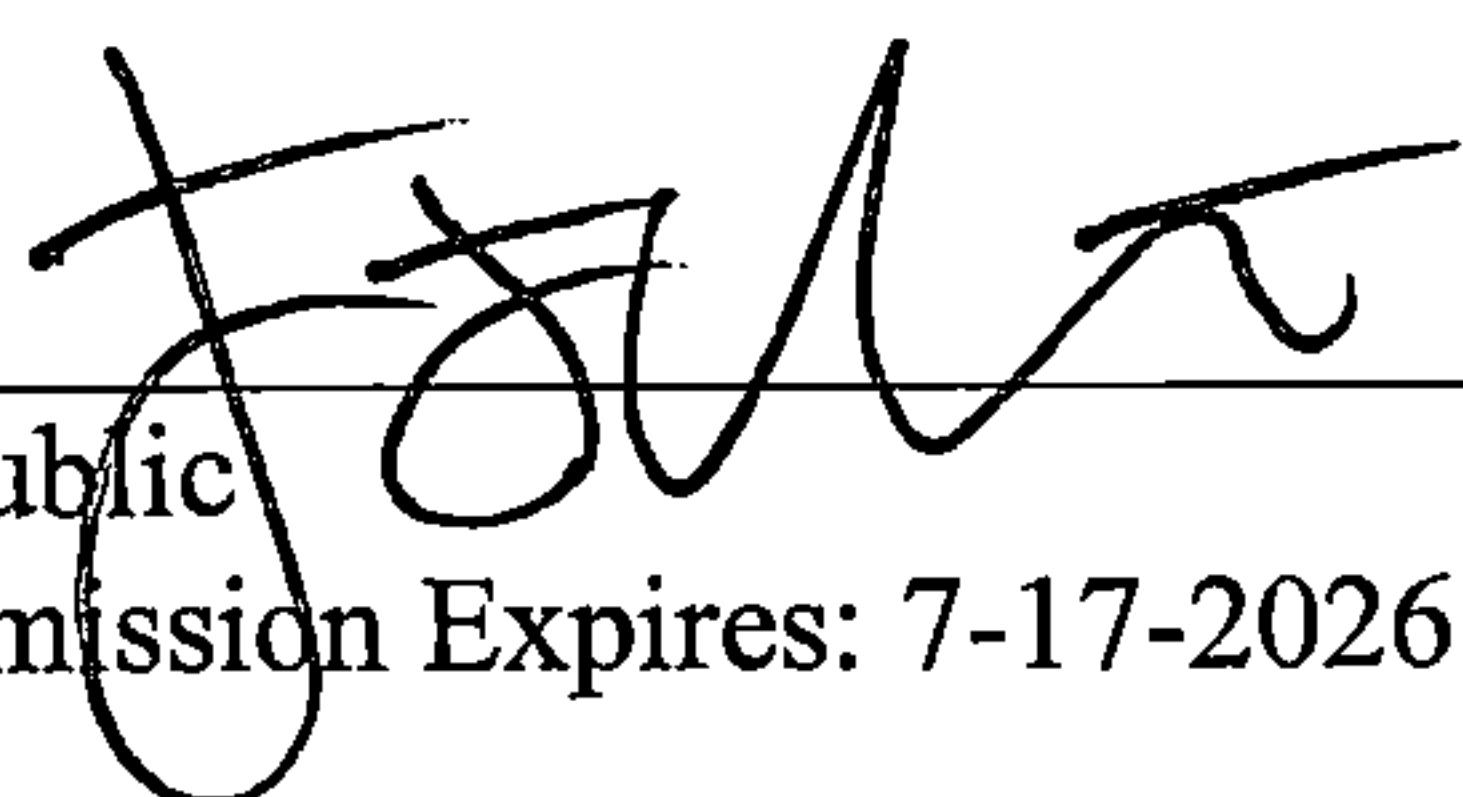


20251029000330530 3/3 \$550.50
Shelby Cnty Judge of Probate, AL
10/29/2025 08:35:32 AM FILED/CERT

I, the undersigned, Jon J. Rutledge, a Notary Public in and for said County in said State, hereby certify that **JOHN RHOADS STEWART and NANCY ALLEN STEWART**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they each executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 28th day of October, 2025.





Notary Public
My Commission Expires: 7-17-2026