

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:

Natalie J. Houston, Esq.
DEMPSEY STEED, PC
1740 Oxmoor Road, Suite 100
Homewood, Alabama 35209

Send Tax Notice To:

Sandra G. Yates
7040 Sunny Lane
Hoover, Alabama 35244



20251031000333800 1/3 \$311.00
Shelby Cnty Judge of Probate, AL
10/31/2025 08:50:15 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

SANDRA G. YATES, TRUSTEE OF THE LANCE T. YATES LIVING TRUST DATED OCTOBER 21, 2022 AND ANY AMENDMENTS THERETO

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

SANDRA G. YATES, TRUSTEE OF THE SANDRA G. YATES LIVING TRUST DATED OCTOBER 21, 2022, AND ANY AMENDMENTS THERETO

(herein referred to as the "Grantee"), any and all interest that the Grantor has in the following described real estate, situated in Shelby County, Alabama, the address of which is 7040 Sunny Lane, Hoover, Alabama 35244, to-wit:

LOT 4214, ACCORDING TO THE SURVEY OF ABINGDON BY THE RIVER, PHASE 3, AS RECORDED IN MAP BOOK 54, PAGE 38 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. 2025 ad valorem taxes, a lien due but not yet payable.
2. Any and all mineral and mining rights not owned by the Grantor.
3. All restrictions, agreements, rights of way, easements, covenants, and encumbrances of record.

NOTE:

- This Warranty Deed has been prepared without the benefit of a current survey or title examination, which was not requested or performed by either the Grantor or the Grantee.

TO HAVE AND TO HOLD unto the said GRANTEE, in fee simple forever, and to the successors and/or assigns of such forever, together with every contingent remainder and right of reversion. The Grantor does individually and for the heirs and/or assigns covenant with said Grantee and the successors and/or assigns, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to transfer and/or convey the said premises; that the Grantor and the heirs and/or assigns shall transfer, warrant and defend the said premises of the Grantee and the heirs and/or assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on this the 23rd day of September, 2025.



20251031000333800 2/3 \$311.00
Shelby Cnty Judge of Probate, AL
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**THE LANCE T. YATES LIVING TRUST,
DATED OCTOBER 21, 2022**

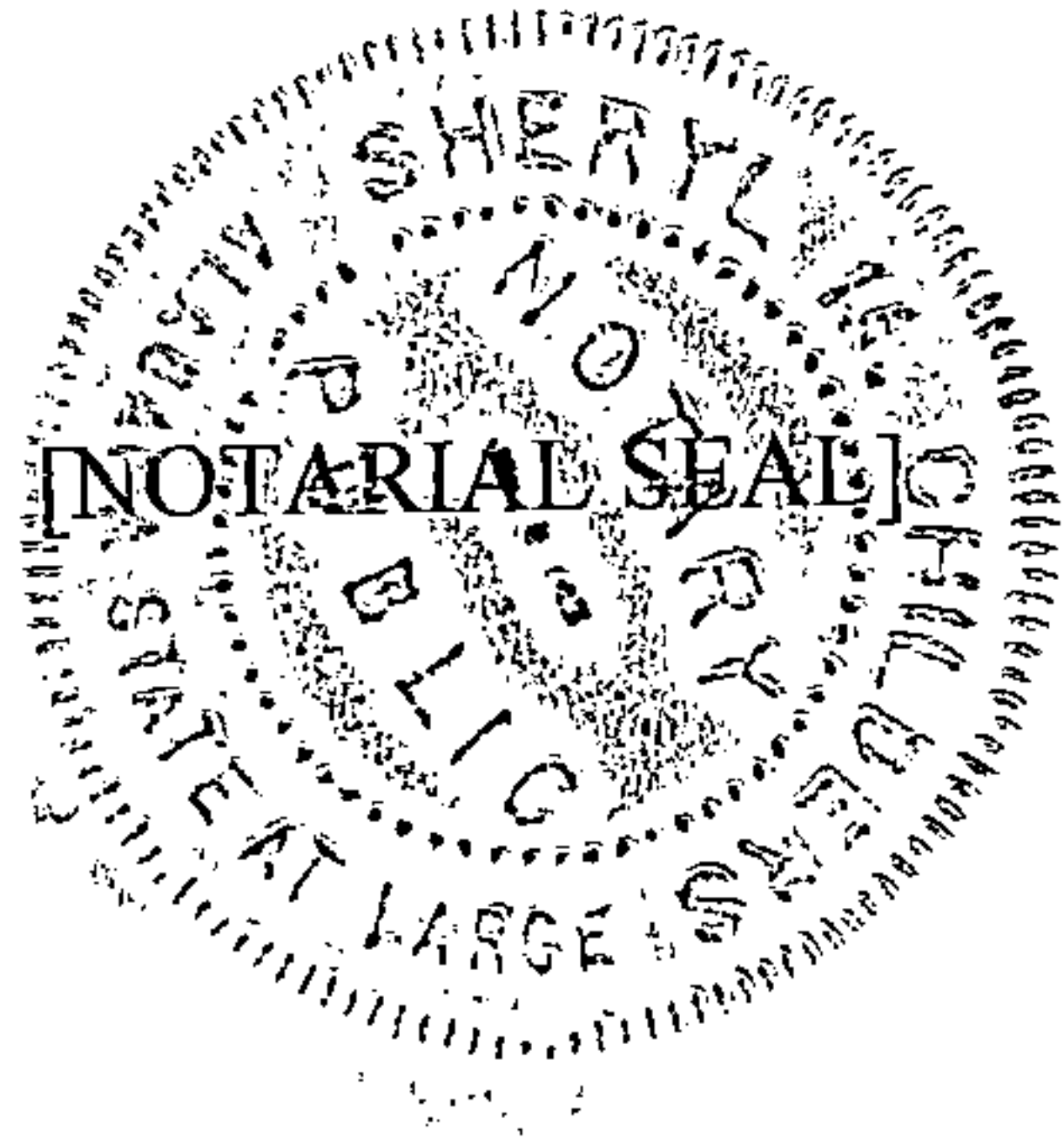
By: Sandra G. Yates
Sandra G. Yates
Its: Trustee

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sandra G. Yates, Trustee of The Lance T. Yates Living Trust, dated October 21, 2022**, 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, she, as Trustee and with full authority, executed the same voluntarily for and as the act of **The Lance T. Yates Living Trust, dated October 21, 2022**, on the day the same bears date.

Given under my hand and official seal this 23rd day of September, 2025.



Sheryl M Childers

Sheryl M Childers
Notary Public for the State of Alabama
My commission expires: March 8, 2026

Real Estate Sales Validation Form

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

Grantor's Name The Lance T. Yates Living Trust Grantee's Name The Sandra G. Yates Living Trust
dated October 21, 2022 October 21, 2022

Mailing Address 7040 Sunny Lane Mailing Address 7040 Sunny Lane
Hoover, Alabama 35244 Hoover, Alabama 35244

Property Address 7040 Sunny Lane Date of Transfer 09/23/2025
Hoover, Alabama 35244 Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$282,700.00

20251031000333800 3/3 \$311.00
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Note: The Assessor's Market Value is for a total of \$565,400.00. However, this transfer is a 1/2 undivided interest in the property. Grantee already owns the remaining 1/2 undivided interest in the property.

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 - Tax Assessor's Records
 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).

The Lance T. Yates Living Trust dated October 21, 2022
By: **Sandra G. Yates, Its: Trustee**

Date 9/23/2025

Print _____

Sign _____

Unattested

(verified by)

(Grantors/Grantees/Owner Agent) circle one

Form RT-1