

This instrument was prepared by:

Send tax notice to:

11/06/2025 01:48:47 PM

DEEDS 1/3

David M. Tidmore, Attorney
2820 Columbiana Road, Suite 100
Birmingham, Alabama 35216

Edwin Lewis Yoder
215 Sterling Oaks Drive
Hoover, Alabama 35244

NO TITLE EXAMINATION WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE.

WARRANTY DEED – JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, **Edwin Lewis Yoder**, a married man (hereinafter "Grantor"), does hereby grant, bargain, sell and convey unto **Edwin Lewis Yoder**, a married man, **Denise Yoder**, a married woman, and **Lynn Campbell**, a married woman (hereinafter "Grantees"), the receipt and sufficiency of which is hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 215, according to Survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument No. 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument No. 20040701000364670, and Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the Survey of Sterling Oaks Condominium, a Condominium, recorded in Map Book 33, pages 101 A thru D, in the Probate Office of Shelby County, Alabama.

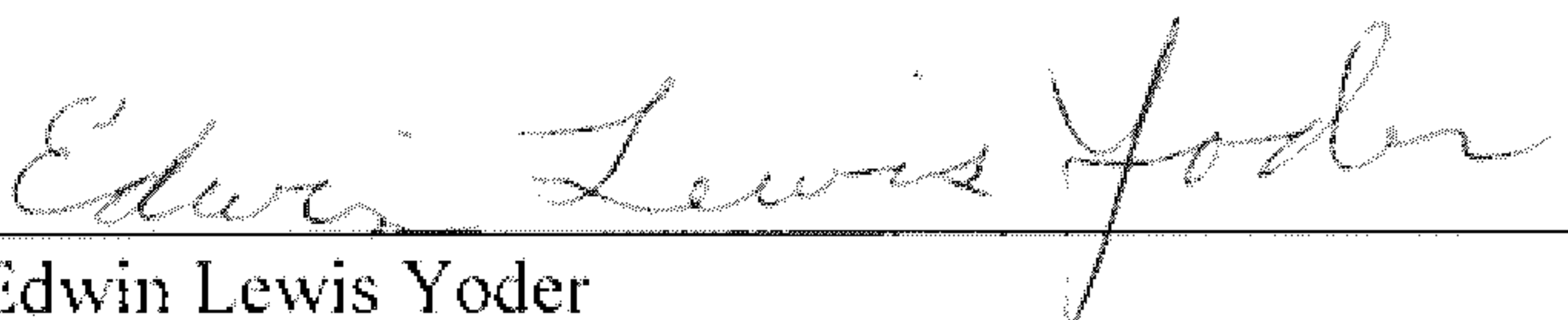
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

The property conveyed herein constitutes the homestead of the Grantor.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, and to their heirs, executors and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, Grantor has set his hand and seal on this 24th day of October, 2025.


Edwin Lewis Yoder

STATE OF ALABAMA
SHELBY COUNTY

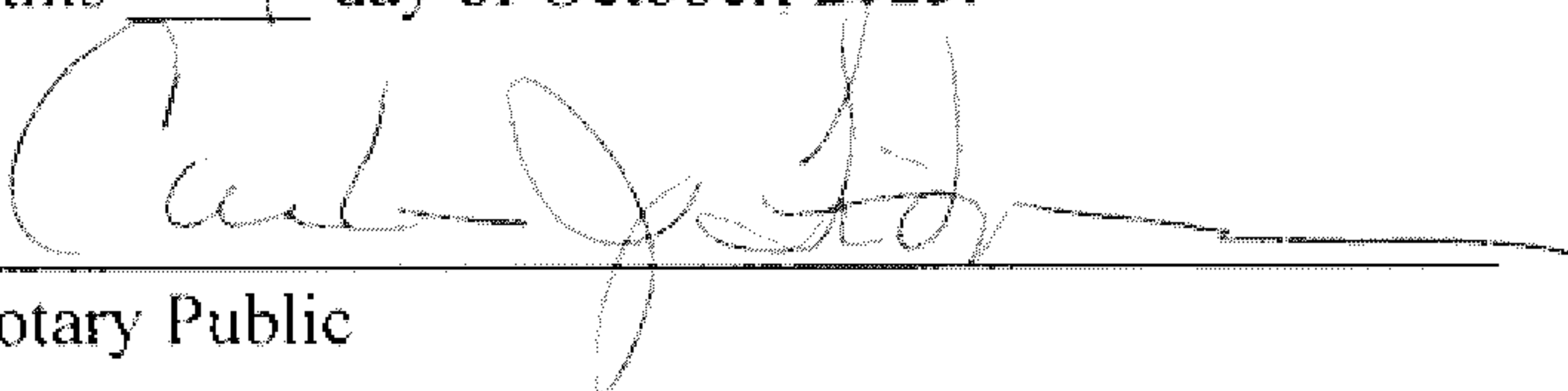
General Acknowledgment

I, Carla J. Tidmore, a Notary Public in and for said County, in said State, hereby certify that Edwin Lewis Yoder, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24 day of October, 2025.

(SEAL)




Notary Public

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Edwin Lewis Yoder
 Mailing Address 215 Sterling Oaks Drive
Hoover, Alabama 35244

Grantee's Name Edwin Lewis Yoder
 Mailing Address Denise Yoder & Lynn Campbell
215 Sterling Oaks Drive
Hoover, Alabama 35244

Property Address 215 Sterling Oaks Drive
Hoover, Alabama 35244

Date of Sale 10/22/2025

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 166,500.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/06/2025 01:48:47 PM
 \$195.50 KELSEY
 20251106000341930

Allen S. Byrd

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 Revenue Commissioner Appraised Value

☐ 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 10/24/2025

Print Edwin Lewis Yoder

Unattested

Sign

Edwin Lewis Yoder

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1