

This instrument was prepared by:

Justin Smitherman, Esq.  
173 Tucker Road  
Suite 201  
Helena, AL 35080

Send tax notice to:

Benjamin Goldman  
2308 Fox Glen Circle  
Uestavia AL 35216

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WARRANTY DEED

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STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY FIVE THOUSAND AND 00/100 Dollars ( \$85,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Doris Marie Lawley, an unmarried woman, By and Through her Attorney-in-Fact, Vicki Rye** (herein referred to as grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Benjamin Goldman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lots 1 and 2 Block 6 of "Alabaster Gardens" according to survey and map made by H. W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, Alabama, on May 10, 1955, and recorded in Map Book 3 Page 156 in said Probate Office; which said map is entitled "Alabaster Gardens" being a subdivision of part of S 1/2 of SW 1/4 of Section 35, Township 20, Range 3 West.

Subject to:

1. Taxes for the year 2020 and subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, covenants, rights of ways, building lines, and limiations, if any, of record.
3. Doris Marie Lawley is the surviving grantee in that certain Deed recorded in Book 251, Page 135, in the Probate Office of Shelby County, Alabama. William Lee Lawley having passed away on May 14, 2020.

TO HAVE AND TO HOLD to the said grantee, his, heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16th day of September, 2020.

Doris Marie Lawley *Doris Marie Lawley*  
By Attorney in Fact *Vicki Rye* (SEAL)  
By and Through her Attorney-in-Fact,  
Vicki Rye

ACKNOWLEDGEMENT

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

*\* an unmarried woman*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Doris Marie Lawley whose name is signed to the foregoing conveyance, by and through her Attorney-in-Fact, Vicki Rye, who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she, as such Attorney-in-Fact and with full authority, executed the same voluntarily for and on behalf of the said Doris Marie Lawley, on the day the same bears date.

Given under my hand and official seal this 16th day of September, 2020.



*Catherine H. Scott*  
NOTARY PUBLIC

My Commission Expires: 7-25-2022

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

Grantor's Name Doris Marie Lawley  
 Mailing Address 208 Oak Forest Drive  
Pelham AL 35294  
 Property Address 703 3rd Avenue Northwest  
Alabaster, AL 35007

Grantee's Name Benjamin Goldman  
 Mailing Address 2308 Fox Glen Cir  
Vestavia, AL 35216  
 Date of Sale September 16, 2020  
 Total Purchase Price \$85,000.00  
 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)

☒ Bill of Sale  
☒ Sales Contract

☐ Appraisal  
☐ Other:

☐ 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 9-16-2020 Print Catherine H. Scott Sign Catherine H. Scott  
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
 Official Public (Verified by)  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/17/2020 08:47:15 AM  
 \$113.00 CATHY  
 20200917000416650

*Allen S. Bayl*