

20200921000423650

09/21/2020 03:57:46 PM

DEEDS 1/3

Send tax notice to:

Sonia Coleman and John Leland Hollis Jr.

120 Tecumseh Street
Montevallo, AL 35115

PEL2000479

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Three Thousand and 00/100 Dollars (\$103,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Ana C. Williams, an unmarried woman**, whose mailing address is: **831 Treymoor Lake Court, Alabaster, AL 35007** (hereinafter referred to as "Grantor"), by **Sonia Coleman and John Leland Hollis Jr.** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **167 Apricot Lane, Calera, AL 35040**, to-wit:

Lot 22, according to the Amended Map of Calera Commons Townhomes, as recorded in Map Book 38, Page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, 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, Ana C. Williams has hereunto set her signature and seal on
September 17, 2020.

Ana C. Williams

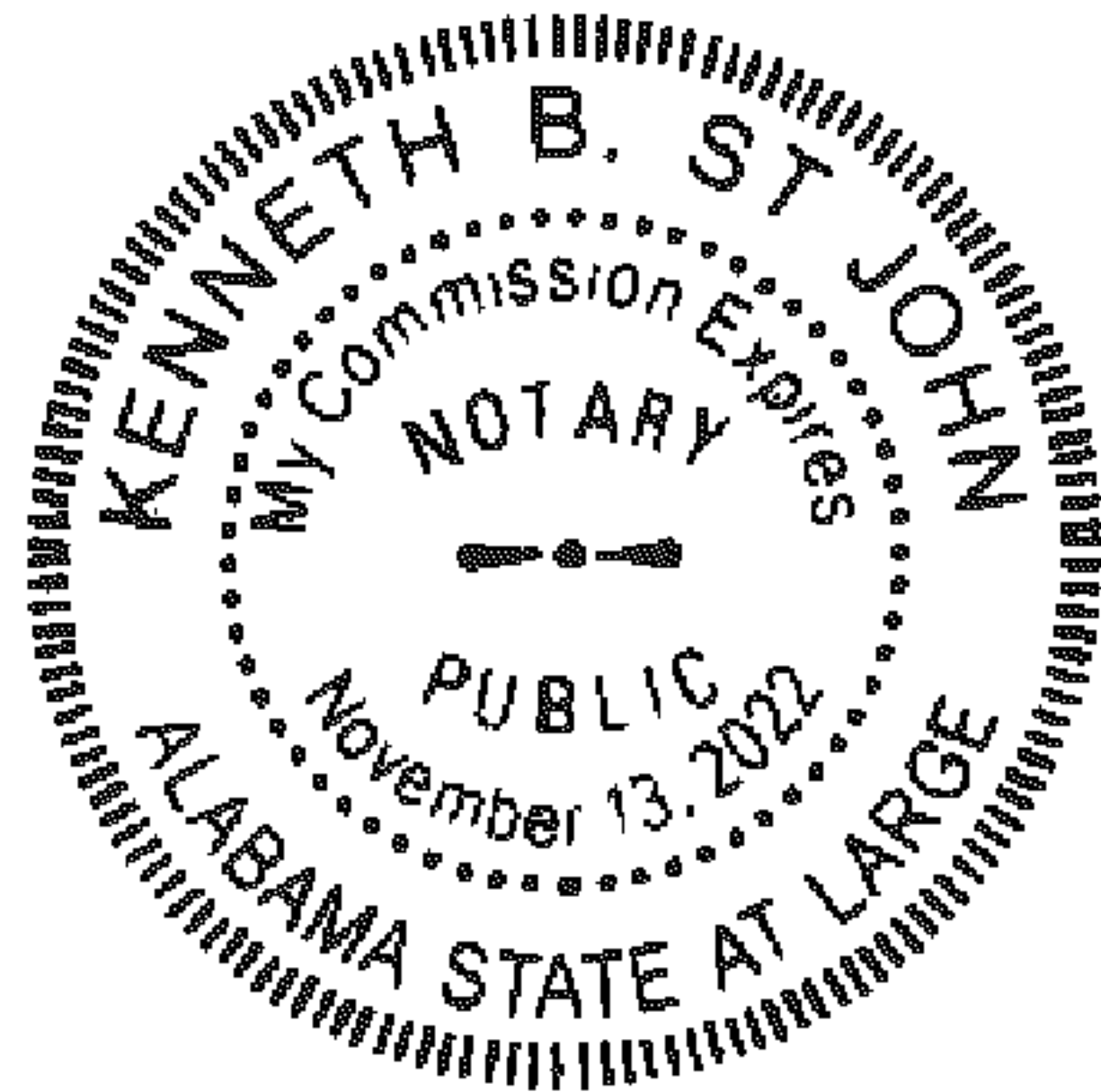
Ana C. Williams

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Ana C. Williams, an unmarried woman, whose name is signed to the foregoing instrument, and who is
known to me, acknowledged before me on this day, that, being informed of the contents of the said
instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of September, 2020.

(NOTARIAL SEAL)



Kenneth B. St. John
Notary Public

Print Name: **Kenneth B. St. John**

Commission Expires: **11/13/2022**

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

Grantor's Name Ana C. Williams
 Mailing Address 831 Traymoor Lake Ct Alabaster AL 35007

Grantee's Name Sonia Coleman and John Leland Hollis Jr.
 Mailing Address 120 Tecumseh Street Montevallo AL 35115

Property Address 167 Apricot Lane Calera AL 35040

Date of Sale 9/17/2020
 Total Purchase Price \$ 103,000
 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
☒ Closing Statement

☐ Appraisal
☐ Other

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 9-21-2020

Print Skyler Murphy

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/21/2020 03:57:46 PM
 \$131.00 CHERRY
 20200921000423650

Allen S. Bevil