

Send Tax Notices To:
Albert B. McWilliams, Sr.
1512 16th Way Southwest
Birmingham, Alabama 35211

This Deed is prepared without title opinion or title insurance.

ATE OF ALARAMA

STATE OF ALABAMA)	
)	KNOW ALL PERSONS BY THESE
)	PRESENTS THAT,
SHELBY COUNTY)	

WARRANTY DEED

For and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **Silas Wilkes**, an unmarried man (herein referred to as the "Grantor"), in hand paid by **Albert B. McWilliams**, **Sr.** (herein referred to as the "Grantee"), the receipt and sufficiency whereof is acknowledged: The Grantor does hereby grant, bargain, sell and convey to Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

A portion of Lot No. 85 in town of Helena, Alabama, as per map made by W.J. Horsley of Helena, Alabama, being described as follows: Begin at an iron stake at the southeast corner of lot known as Lula Berry Lot (12 feet north of right of way of A.B. & C. RR); thence north 77 deg. east 35 yards to lot of Lewis Smith; thence north along the west side of Lewis Smith lot 35 yards; thence south 71 deg. west 35 yards to said Lula Berry lot; thence south along the east side of Lula Berry lot 35 yards to iron stake being the point of beginning; containing one-quarter of an acre and being a part of NW1/4 of NE1/4 of Section 15, Township 20, Range 3 West.

Grantor, Silas Wilkes, is the surviving Grantee of that certain deed recorded at Book 264, Page 744, Probate Records of Shelby County, Alabama, the other Grantee, Dollie Mae Hudson Murray Wilkes, having died on the 18th day of December, 2009.

TO HAVE AND TO HOLD, to the Grantee, his successors and assigns, forever.

And Grantor does, for himself and for his heirs, executors and administrators, covenant with the said Grantee, his successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all liens and encumbrances, except current ad valorem taxes and as noted above; and that he has a good and present right to sell and convey the same as aforesaid; that he will, and his heirs, executors and administrators shall forever warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, this the 29th day of May, 2014.

Silas Wilkes, Grantor

ACKNOWLEDGMENT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Silas Wilkes**, who is known to me, acknowledged before me on this day, that, being informed of the contents of the same, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this day of May

, 2014.

Notary Public

My Commission Expires:____

This Warranty Deed Prepared by:

Madison W. O'Kelley, Jr.
PRITCHARD, MCCALL & JONES, L.L.C.
505 North 20th Street
Suite 1210
Birmingham, Alabama 35203

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Shelby Cnty Judge of Probate, AL 06/09/2014 12:21:05 PM FILED/CERT

Real Estate Sales Validation Form

		nce with Code of Alabama 1975, Section 40-22-1
Grantor's Name	Silas Wilkes	Grantee's Name Albart B. McWilliams, 5
Mailing Address	1603 Carringhan Drive	
	Helena, AL 35080	Birmingham, HL 35211
Property Address	1603 Cunninghampove Helena, AL 35080	Date of Sale 05/29/26/4 Total Purchase Price \$ or
		Actual Value \$
		or Assessor's Market Value \$ 21200
•	ne) (Recordation of document	s form can be verified in the following documentary tary evidence is not required) Appraisal Other
•	document presented for recordathis form is not required.	ation contains all of the required information referenced
	Inc	structions
		name of the person or persons conveying interest
Grantee's name an to property is being		name of the person or persons to whom interest
Property address -	the physical address of the pro	perty being conveyed, if available.
Date of Sale - the o	date on which interest to the pro-	operty was conveyed.
	e - the total amount paid for the the instrument offered for reco	e purchase of the property, both real and personal, ord.
conveyed by the in		true value of the property, both real and personal, being is may be evidenced by an appraisal conducted by a et value.
excluding current uresponsibility of val	se valuation, of the property as	rmined, the current estimate of fair market value, determined by the local official charged with the burposes will be used and the taxpayer will be penalized
accurate. I further ι	of my knowledge and belief that understand that any false stated ated in <u>Code of Alabama 1975</u>	at the information contained in this document is true and ments claimed on this form may result in the imposition § 40-22-1 (h).
Date 5/29/2014	<u>.</u>	rint SiLAS WILKYS
Unattested	Mid No Olly s (verified by)	ign <u>Julus Wilher</u> (Grantor/Grantee/Owner/Agent) circle one

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Form RT-1