

This instrument was prepared without benefit of title evidence or survey by:  
William R. Justice, P.O. Box 587, Columbiana, Alabama 35051



20161215000458050 1/3 \$253.50  
Shelby Cnty Judge of Probate, AL  
12/15/2016 02:13:23 PM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Florence Kate Wallis, a widow (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Jeffery L. Wallis (herein referred to as GRANTEE) my life estate in the following described real estate situated in Shelby County, Alabama to-wit:

All that part of the NE¼ of the SE¼ of Section 27, Township 19 South, Range 2 East, lying North of Shelby County Highway No. 62

Subject to covenants, conditions, restrictions, reservations, easements, rights of way and encumbrances of record

By this deed, GRANTOR releases her life estate reserved in deed recorded as Instrument # 2002-15826 in the Probate Office of Shelby County, Alabama.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 15th day of December, 2016.

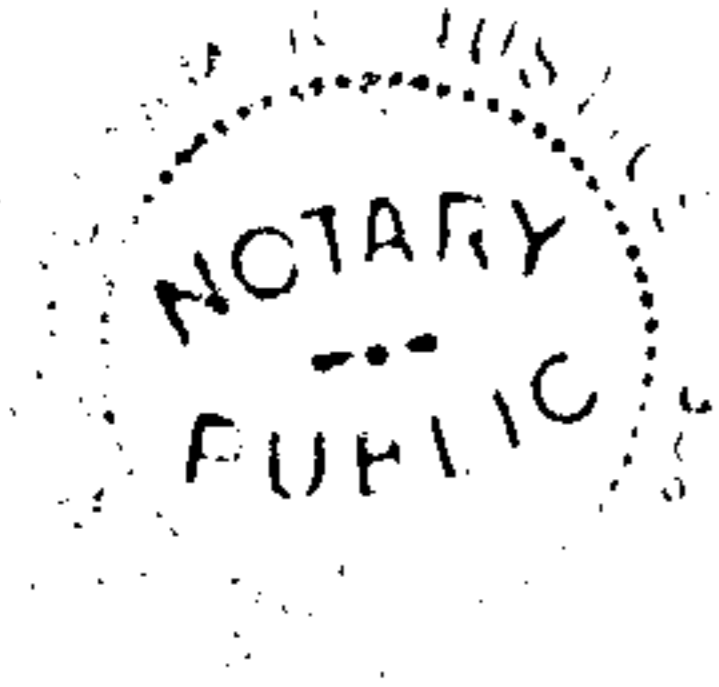
Shelby County, AL 12/15/2016  
State of Alabama  
Deed Tax: \$232.50

Florence Kate Wallis  
Florence Kate Wallis

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Florence Kate Wallis, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2016.



*William R. Justice*  
\_\_\_\_\_  
Notary Public



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Real Estate Sales Validation Form

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

Grantor's Name Florence Kate Wallis  
Mailing Address 383 Hwy 62 S  
Harpersville, AL 35078

Grantee's Name Jeffery L. Wallis  
Mailing Address 373 Hwy 62  
Harpersville, AL 35078

Property Address Hwy 62 Harpersville

Date of Sale 12-15-16  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 232,230.00

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



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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 12-15-16

Print Florence Kate Wallis

Unattested  
\_\_\_\_\_  
(verified by)

Sign Florence Kate Wallis  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one