

20170201000038960 1/6 \$415.00  
Shelby Cnty Judge of Probate, AL  
02/01/2017 10:55:08 AM FILED/CERT

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF ADAMS AND REESE LLP BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

THIS INSTRUMENT PREPARED BY:  
Craig Lawrence, Esq.  
Adams and Reese LLP  
1901 6<sup>th</sup> Avenue North, Suite 3000  
Birmingham, Alabama 35203

Send Tax Bills to:  
Marie Hillery Head  
24 Ridge Drive  
Mountain Brook, Alabama 35213

Source of Title: Deed Recorded in the Office of the Judge of Probate  
Shelby County Alabama as Instrument number: 1999-51961

STATE OF ALABAMA )

SHELBY COUNTY )

### GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY FIVE THOUSAND and No/100 Dollars (\$385,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **G.W. WELDON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF G.W. WELDON, DECEASED** (the "Grantor"), has bargained and sold, and by these presents does hereby grant, bargain, sell, and convey unto **MARIE HILLERY HEAD**, an individual resident of the state of Alabama (the "Grantee"), and Grantee's successors and assigns, the following described real estate situated in Sterrett, Shelby County, Alabama (the "Property"), to-wit:


SEE EXHIBIT A attached hereto and incorporated herein by reference

TOGETHER WITH all buildings, structures and improvements thereon, and all and singular the rights, alleys, ways, waters, privileges, hereditaments and appurtenances to said Property belonging or in anyway incident or appertaining.

The conveyance of the Property herein, and all covenants and warranties of Grantor contained herein, is made subject only to those matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.


Grantor does for itself and for its successors and assigns covenant with the Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and its successors and assigns shall warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

  
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IN WITNESS WHEREOF, Grantor has caused his name to be duly executed to this deed on this the 25th day of January, 2017.

**GRANTOR:**

**ESTATE OF G.W. WELDON, DECEASED**

By:   
Name: G.W. Weldon  
Its: Personal Representative


I, the undersigned Notary Public, do certify that G.W. Weldon, whose name as Personal Representative of the Estate of G.W. Weldon, Deceased, is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the 25<sup>th</sup> day of January, 2017.

  
Notary Public

My Commission Expires: 9/16/17

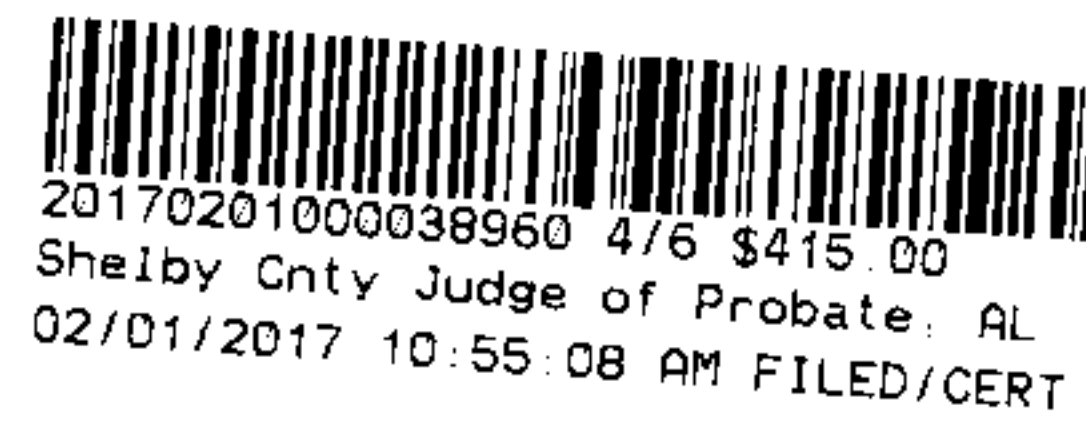
(SEAL)

  
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## **EXHIBIT A**

### **Legal Description of Real Property**

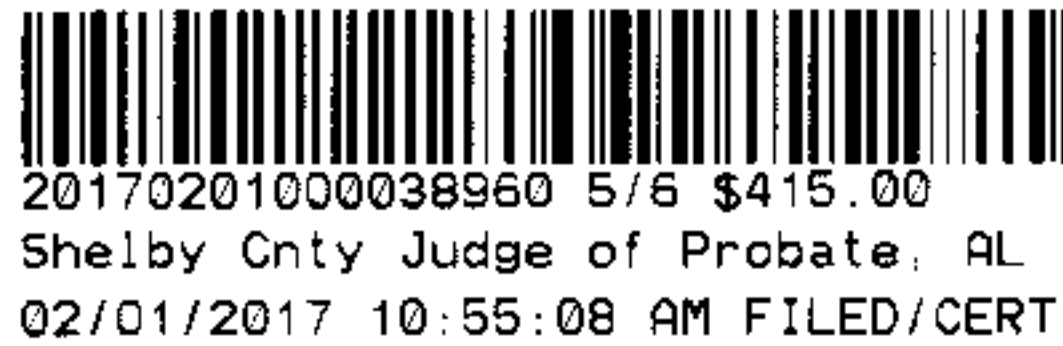
A parcel of land being the East ½ of the Southeast ¼ of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, as recorded in Deed Book 18 Page 9 in the Office of the Judge of Probate, Shelby County, Alabama.



## **EXHIBIT B**

### **Permitted Exceptions**

1. Taxes and assessments for the 2017 calendar year and subsequent years, which are not yet due and payable.
2. Mineral rights to the Property.



# Real Estate Sales Validation Form

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

Grantor's Name: Estate of G.W. Weldon,  
Deceased  
Mailing Address: 11825 AL-38  
Sterrett, Alabama 35147  
Property Address: 480 Mystic Valley View  
Sterrett, Alabama 35147

Grantee's Name: Marie Hillery Head  
Mailing Address: 24 Ridge Drive  
Mountain Brook, Alabama 35213

Date of Sale January 25, 2017

Parcel #: 04 5 21 0 000 009.000


Total Purchase Price \$385,000.00

or

Actual Value \$

or

Assessor's Market Value \$

  
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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).

## GRANTOR:

Date: January 25, 2017

## ESTATE OF G.W. WELDON, DECEASED

By: 

Name: G.W. Weldon

Its: Personal Representative

Unattested

  
(verified by)

Form RT-1