


This instrument prepared by:
Elizabeth A. Roland, Attorney at Law
267 Village Parkway
Helena, AL 35080

No survey examined and no title
examination made by this attorney.
Source of title: Instrument
20120227000068800, Pg.1/1,
02/27/2012, Shelby County Judge of
Probate, Alabama.

STATE OF ALABAMA)
SHELBY COUNTY)


20170504000154090 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/04/2017 08:35:49 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred and 00/100 (\$100.00) Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Terry E. Stephenson**, as Personal Representative of the **Estate of Yvonne C. Stephenson**, also known as **Yvonne C. Catron**, deceased (herein referred to as Grantor), grants, bargains, sells, warrants and conveys unto **Terry E. Stephenson**, an unmarried man (herein referred to as Grantee) the following described real estate, situated in Shelby County, Alabama,

Lot 178, according to the Final Plat of Wynlake, Phase 4-B, as recorded in Map Book 22, Page 63, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

Subject to a primary mortgage to PNC Bank in the approximate amount of \$108,000.00.

Subject to a second mortgage to Legacy Credit Union in the approximate amount of \$34,000.00.

Whereas, **Yvonne C. Stephenson**, aka Yvonne C. Catron, died on or about January 27, 2017 and was the Grantee in that certain deed recorded in instrument 2012022700006880 on 02/27/2012 in the office of the Shelby County Probate Judge. **Terry E. Stephenson** was the husband of **Yvonne C. Stephenson** and was listed to receive this property in the Will of **Yvonne C. Stephenson**. **Terry E. Stephenson** also received Letters Testamentary from the Probate Court of Shelby County, Alabama in case number PR-2017-000219.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee, his heirs and assigns forever. Grantor does

deed the premises were free from all encumbrances, that Grantor has a good and lawful right to sell and convey the same as aforesaid; and that Grantor will warrant and defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I, as Personal Representative of the Estate of Yvonne C. Stephenson have hereunto set my hand and seal on this the 28 day of April, 2017.

Terry E. Stephenson
Terry E. Stephenson, as Personal Representative of
the Estate of Yvonne C. Stephenson, deceased.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry E. Stephenson, as Personal Representative of the Estate of Yvonne C. Stephenson, deceased, 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, he in his capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 28th day of April, 2017.

Charith A. Lele
Notary Public
My commission expires: 6/10/2018

Send tax notice to:
Mr. Terry E. Stephenson
285 Wynlake Drive
Alabaster, AL 35007



20170504000154090 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
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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 Terry E. Stephenson as Person-
Mailing Address al Representative of the Estate
of Yvonne C. Stephenson, 285
Wynlake Dr., Alabaster, AL.

Grantee's Name Terry E. Stephenson
Mailing Address 285 Wynlake Drive
Alabaster, AL 35007

Property Address 285 Wynlake Drive
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 211,400.00



20170504000154090 3/3 \$22.00
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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 Shelby County (AL) Tax Assessor's Office

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).

X Date 4-28-17

X Print Terry E Stephenson

Unattested

X Sign

Terry E Stephenson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1