

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, AL 35124

20170717000253280
07/17/2017 09:13:42 AM
DEEDS 1/9

Send Tax Notice to:
(Name) Carol L. Pless
(Address) 215 Dunwar Drive
Calera, Alabama 35040

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Carol L. Pless, an unmarried woman, Stacy Littleton, a married woman, Wendell D. Pless, a married man, and Daniel R. Pless, Jr., a unmarried man,** being the soles heirs and next-of-kin of **Daniel R. Pless, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Carol L. Pless** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 2, Block 2, according to the Map of Dunwar Estates as recorded in Map Book 3, Page 154, in the Probate Office of Shelby County, Alabama.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT "B", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR, NOR THAT OF THEIR RESPECTIVE SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 14th day of July, 2017.

STATE OF Alabama)
COUNTY OF Shelby)

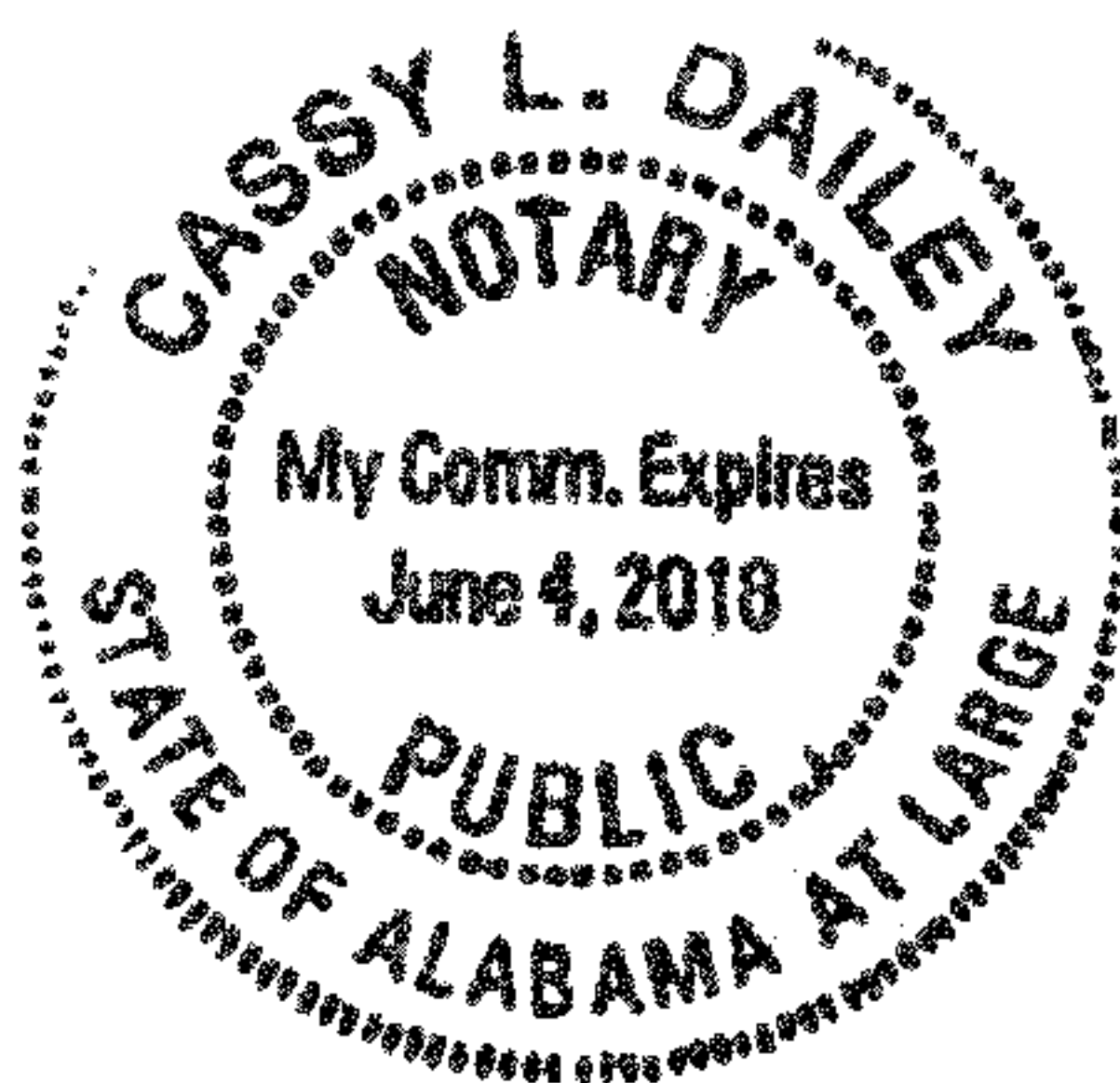


Carol L. Pless
Carol L. Pless

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carol L. Pless**, 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 14th day of July, 2017.

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Cassy L. Dailey
Notary Public

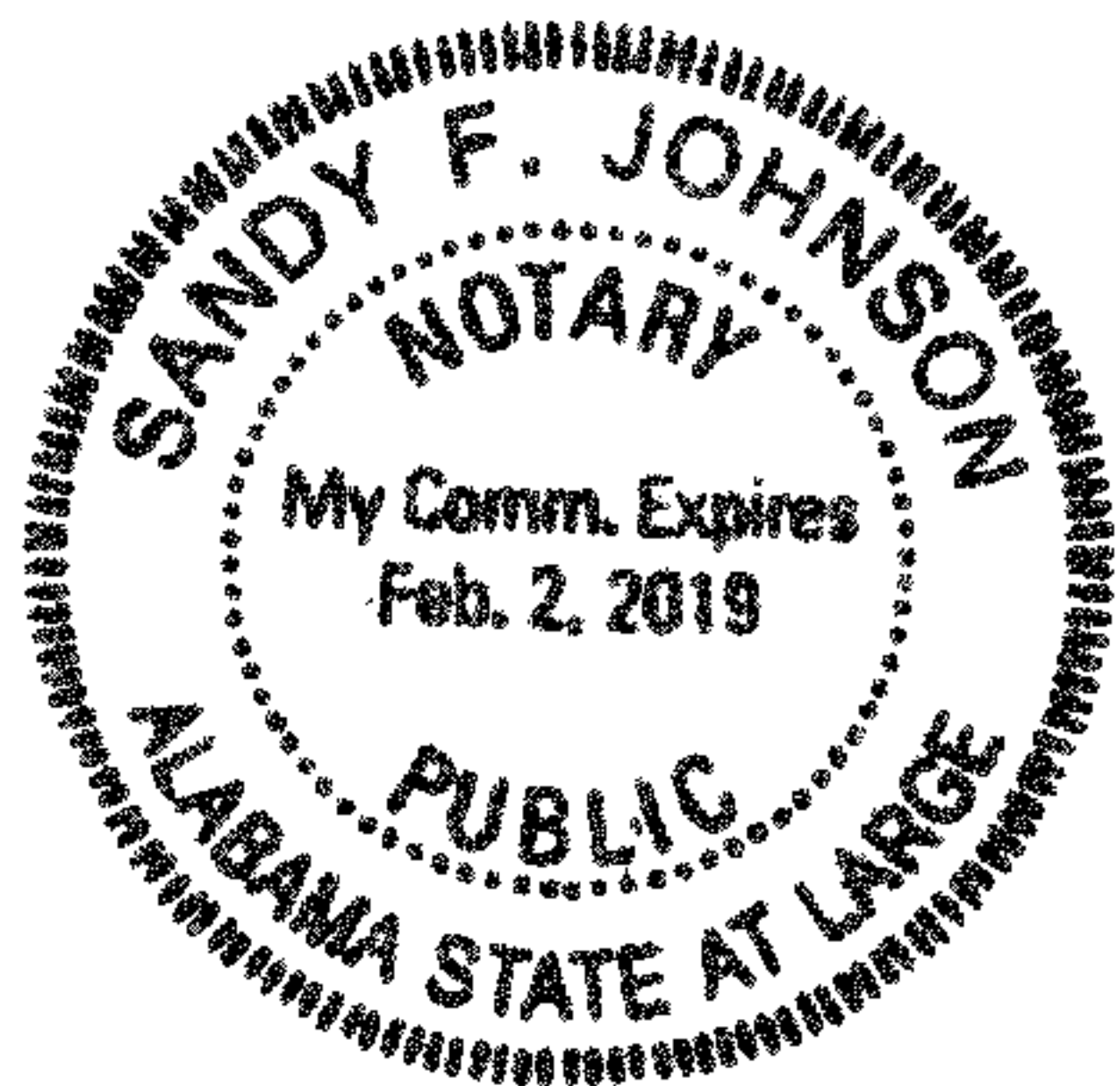
My commission expires: 6/4/18

STATE OF Alabama)
COUNTY OF Shelby)

Stacy Littleton
Stacy Littleton

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Stacy Littleton**, 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 13th day of July, 2017.



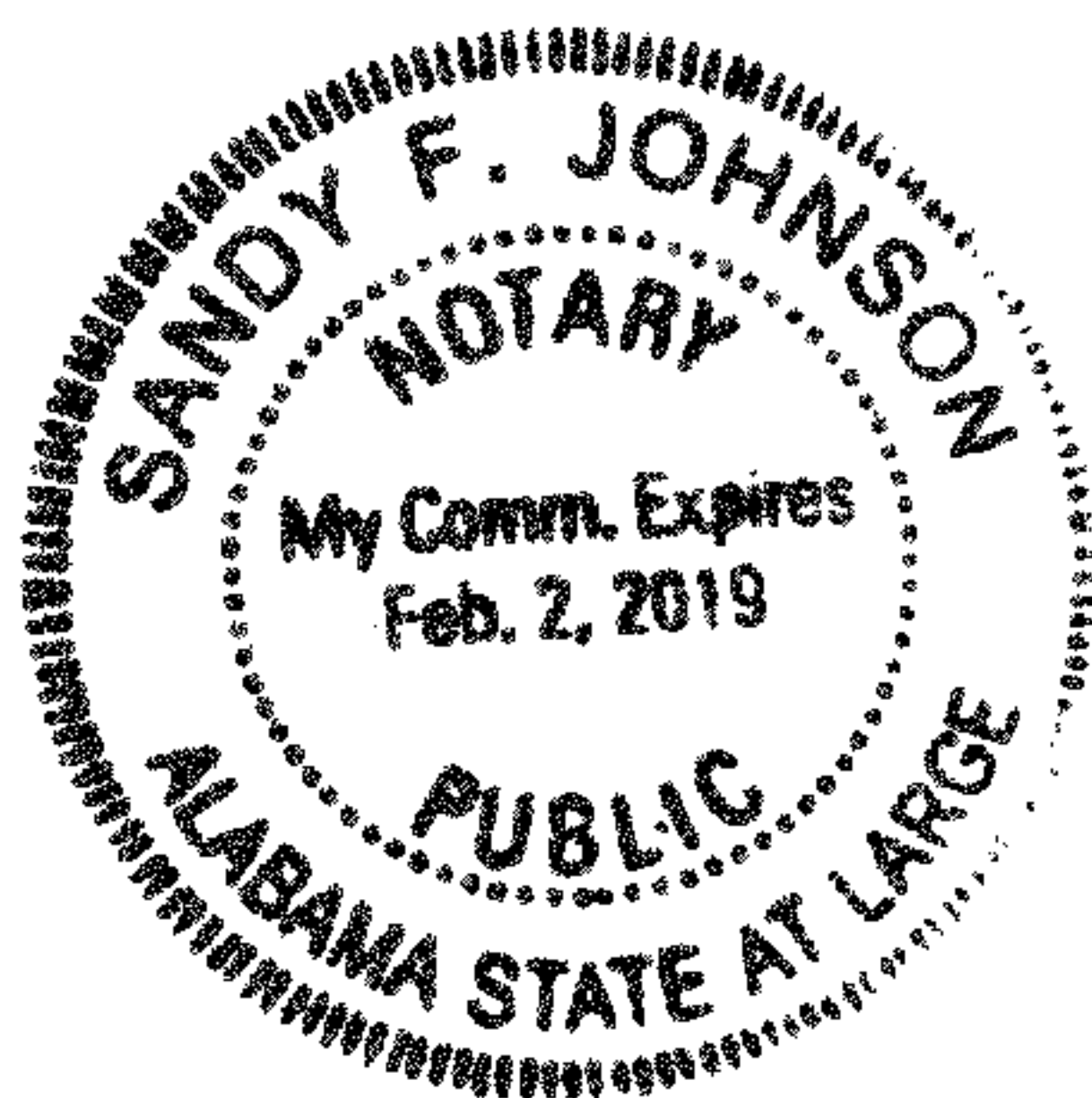
Sandy F. Johnson
Notary Public
My commission expires: 2/2/19

STATE OF Alabama)
COUNTY OF Shelby)

Wendell D. Pless
Wendell D. Pless

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Wendell D. Pless**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of July, 2017.



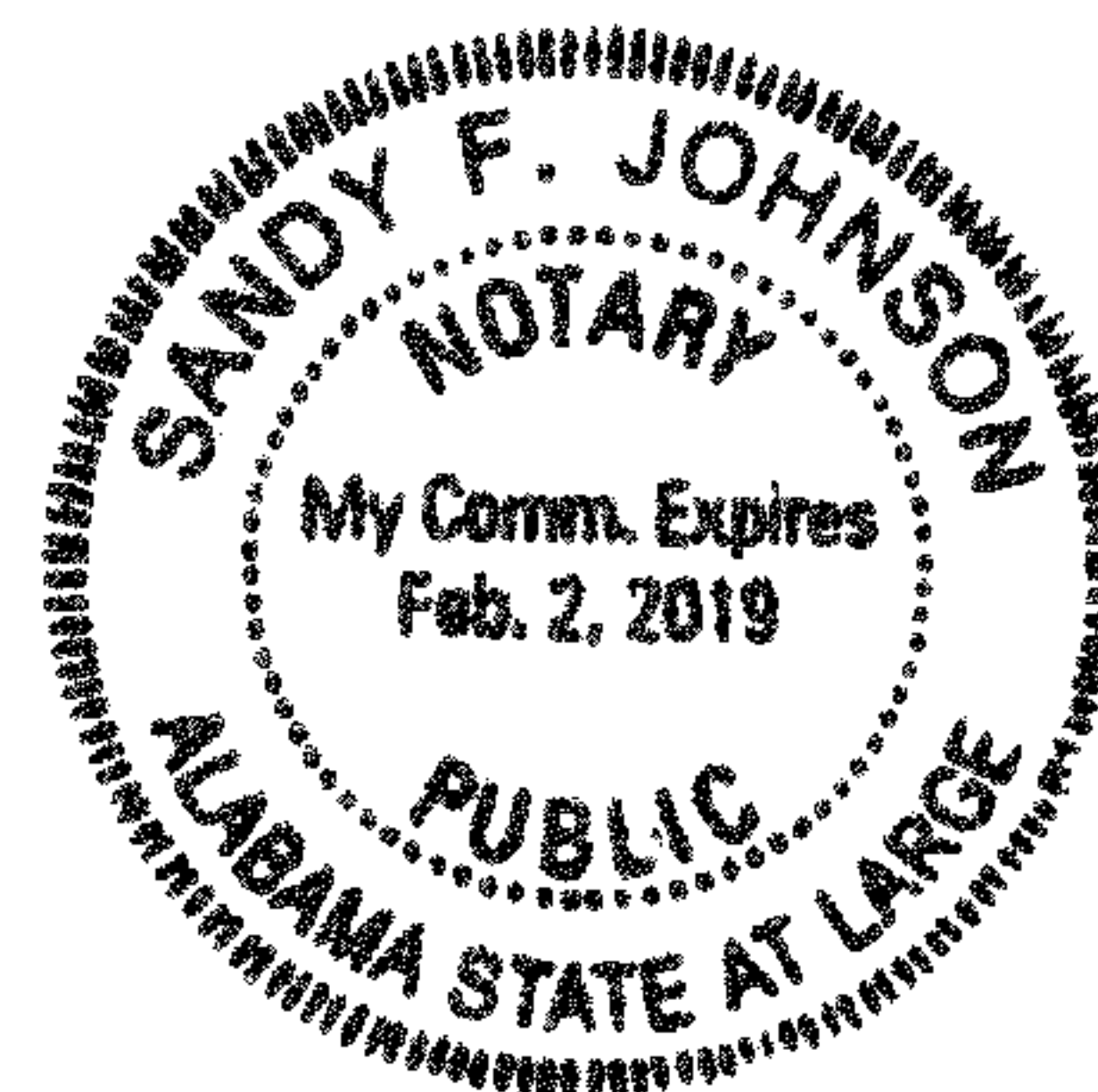
Sandy F. Johnson
Notary Public
My commission expires: 2/2/19

STATE OF Alabama)
COUNTY OF Shelby)

Daniel R. Pless, Jr.
Daniel R. Pless, Jr.

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Daniel R. Pless, Jr.**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, 2017.



Sandy F. Johnson
Notary Public
My commission expires: 2/2/19

STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT

COME NOW, Carol L. Pless, Stacy Littleton, Wendell D. Pless and Daniel R. Pless, Jr., as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, each Affiant is over the age of nineteen (19) years, each Affiant is of sound mind and competent to execute this Affidavit.
2. On November 26, 1957, Daniel R. Pless and Carol L. Pless, pursuant to instrument recorded at Deed Book 190, Page 317, in the Office of the Probate Judge, Shelby County, Alabama, received a conveyance of certain real estate situated in Shelby County, Alabama. Said Deed did not contain a survivorship provision.

The above referenced real estate is hereinafter described, as follows:

Lot 2, Block 2, according to the Map of Dunwar Estates as recorded in Map Book 3, Page 154, in the Probate Office of Shelby County, Alabama.

3. On or about September 15, 2001, Daniel R. Pless died intestate, and his estate was never submitted to probate, and no such probate proceedings are anticipated.
4. Upon the dates of the decease of Daniel R. Pless, he left the following heirs and next-of-kin to survive him:

Carol L. Pless
Surviving Spouse
215 Dunwar Drive
Calera, Alabama 35040

Stacy Littleton
Surviving Daughter
277 Nottingham Drive
Calera, Alabama 35040

Wendell D. Pless
Surviving Son
299 Fran Drive
Alabaster, Alabama 35007

Daniel R. Pless, Jr.
Surviving Son
299 Village Drive
Calera, Alabama 35040

5. All of the above designated survivors, who are the only heirs and next of kin of Daniel R. Pless, are over the age of nineteen (19) years, and of sound mind. Furthermore, Daniel R. Pless left to survive him no other natural children, adopted children, or survivors thereof.
6. All debts and charges against the estate of Daniel R. Pless have heretofore been paid and satisfied.

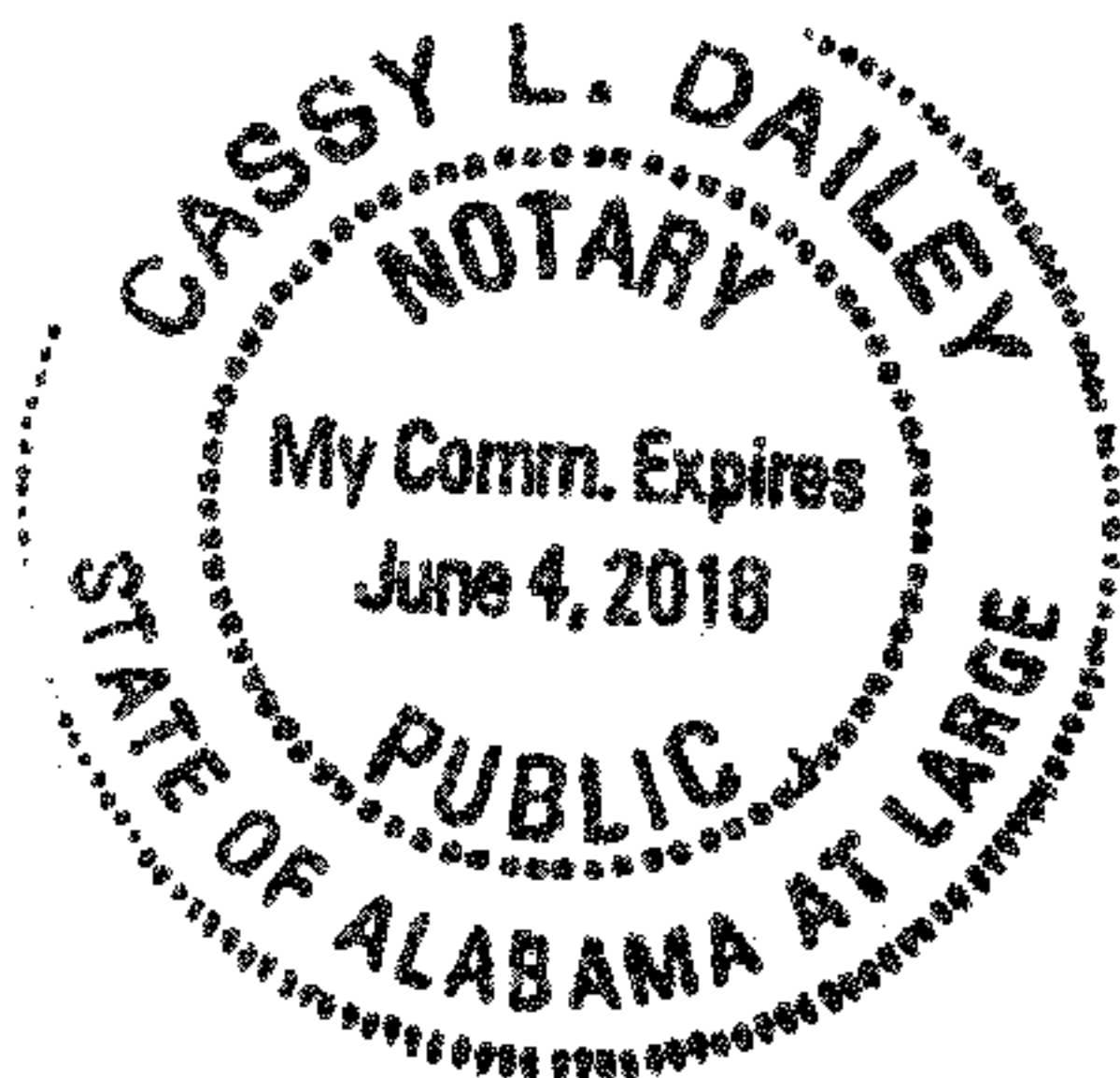
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Carol Pless
Carol L. Pless

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carol L. Pless**, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2017.



Cassy L. Dailey
Notary Public
My commission expires: 6/4/18

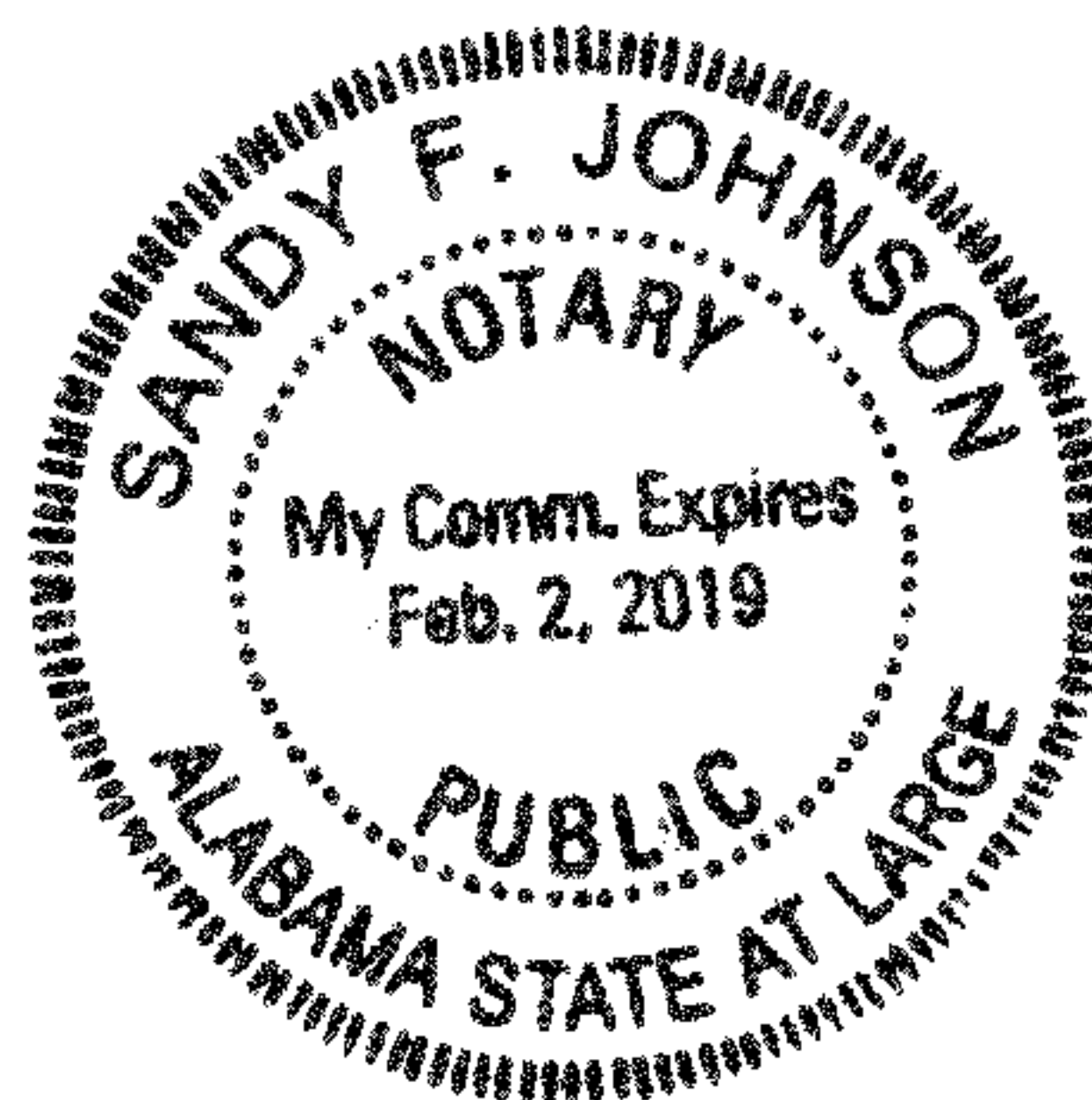
STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Stacy Littleton**, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2017.

Stacy Littleton
Stacy Littleton

Sandy F. Johnson
Notary Public
My commission expires: 2/2/19

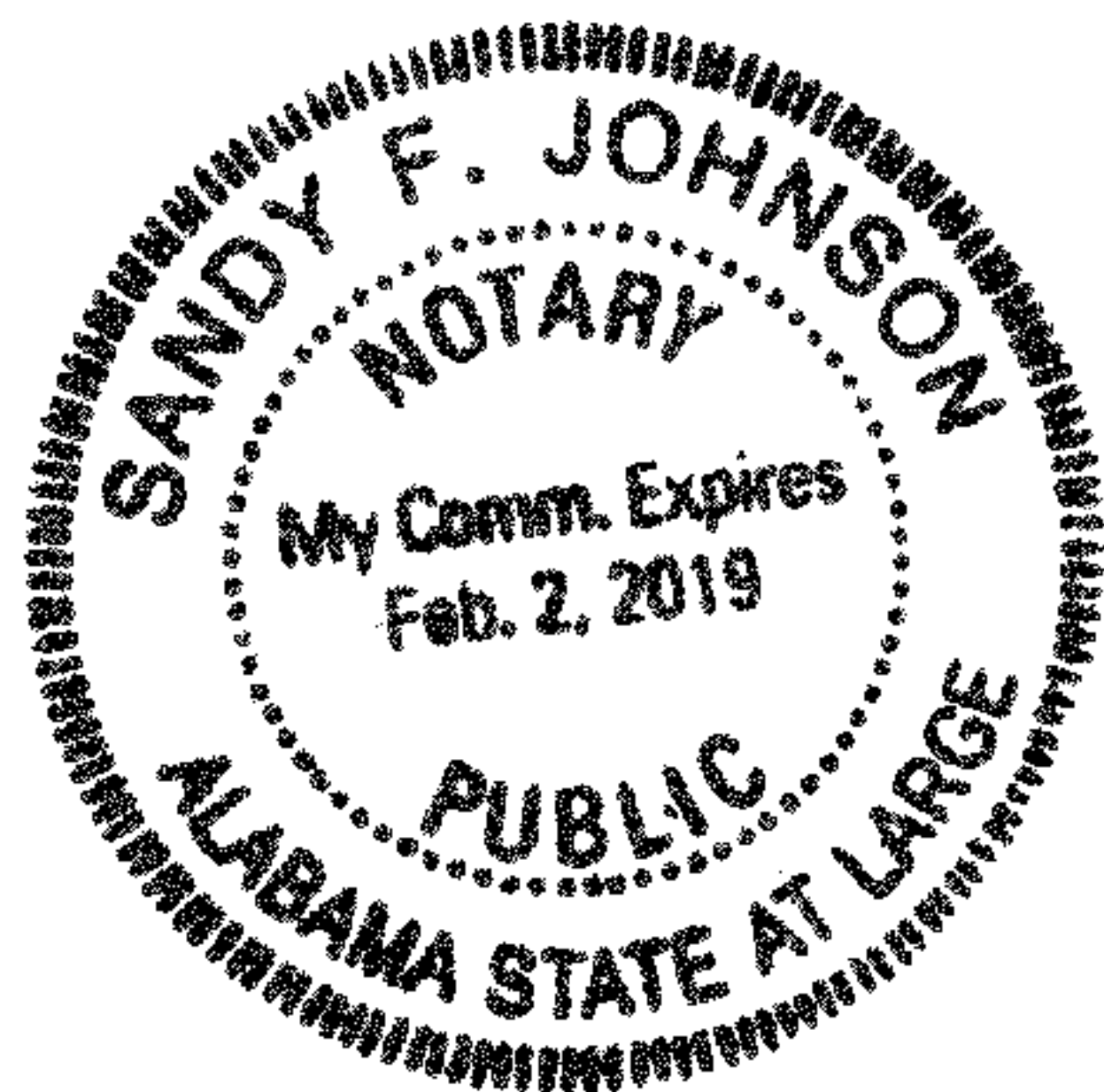


STATE OF Alabama)
COUNTY OF Shelby)

Wendell D. Pless
Wendell D. Pless

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Wendell D. Pless**, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of July, 2017.



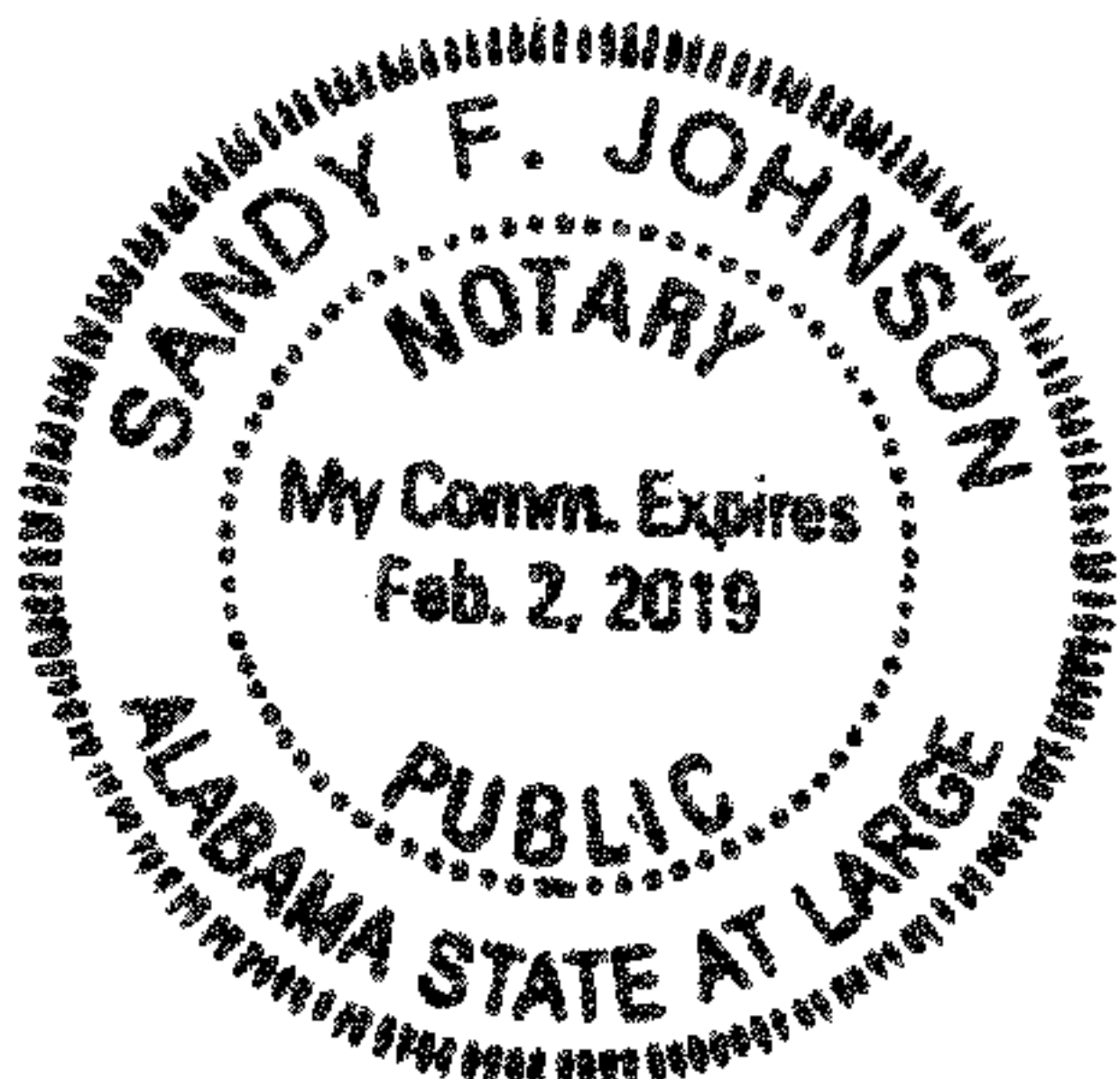
Sandy F. Johnson
Notary Public
My commission expires: 2/2/19

STATE OF Alabama)
COUNTY OF Shelby)

Daniel R. Pless Jr.
Daniel R. Pless, Jr.

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Daniel R. Pless, Jr.**, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, 2017.



Sandy F. Johnson
Notary Public
My commission expires: 2/2/19

STATE OF ALABAMA)
COUNTY OF SHELBY)

EXHIBIT "B"

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DISINTERESTED PARTY AFFIDAVIT

COME NOW, Kacie White and John P. Bacher, as "Affiants" herein,
and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. Affiant, Kacie White, hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 30 years, competent to execute this Affidavit, and his/her current address is 130 Bridgewater Dr Helena AL 35080. Said Affiant further states that he/she has no pecuniary or other interest in the estate of Daniel R. Pless.
2. Affiant, John P. Bacher, hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 61 years, competent to execute this Affidavit, and his/her current address is 195 Dunwar Dr. Calera, AL. Said Affiant further states that he/she has no pecuniary or other interest in the estate of Daniel R. Pless.
3. Said Affiants hereby state that they are personally familiar with the family history of Daniel R. Pless, and hereby acknowledge and confirm that Daniel R. Pless died on September 15, 2001. Daniel R. Pless (the "Decedent" herein) died seized of certain real estate situated in Shelby County, Alabama, as reflected by Warranty Deed recording in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 190, Page 317.
4. Said decedent was married to Carol L. Pless at the time of his decease. Said decedent was survived by his spouse, Carol L. Pless, and three children, Stacy Littleton, Wendell D. Pless and Daniel R. Pless, Jr. All of said heirs of Daniel R. Pless are well over the age of nineteen (19) years, and are, to the knowledge of the Affiants, of sound mind.
5. Affiants are not aware of any persons or entities who have claim to the real property of which Daniel R. Pless died seized, other than their children hereinabove named.

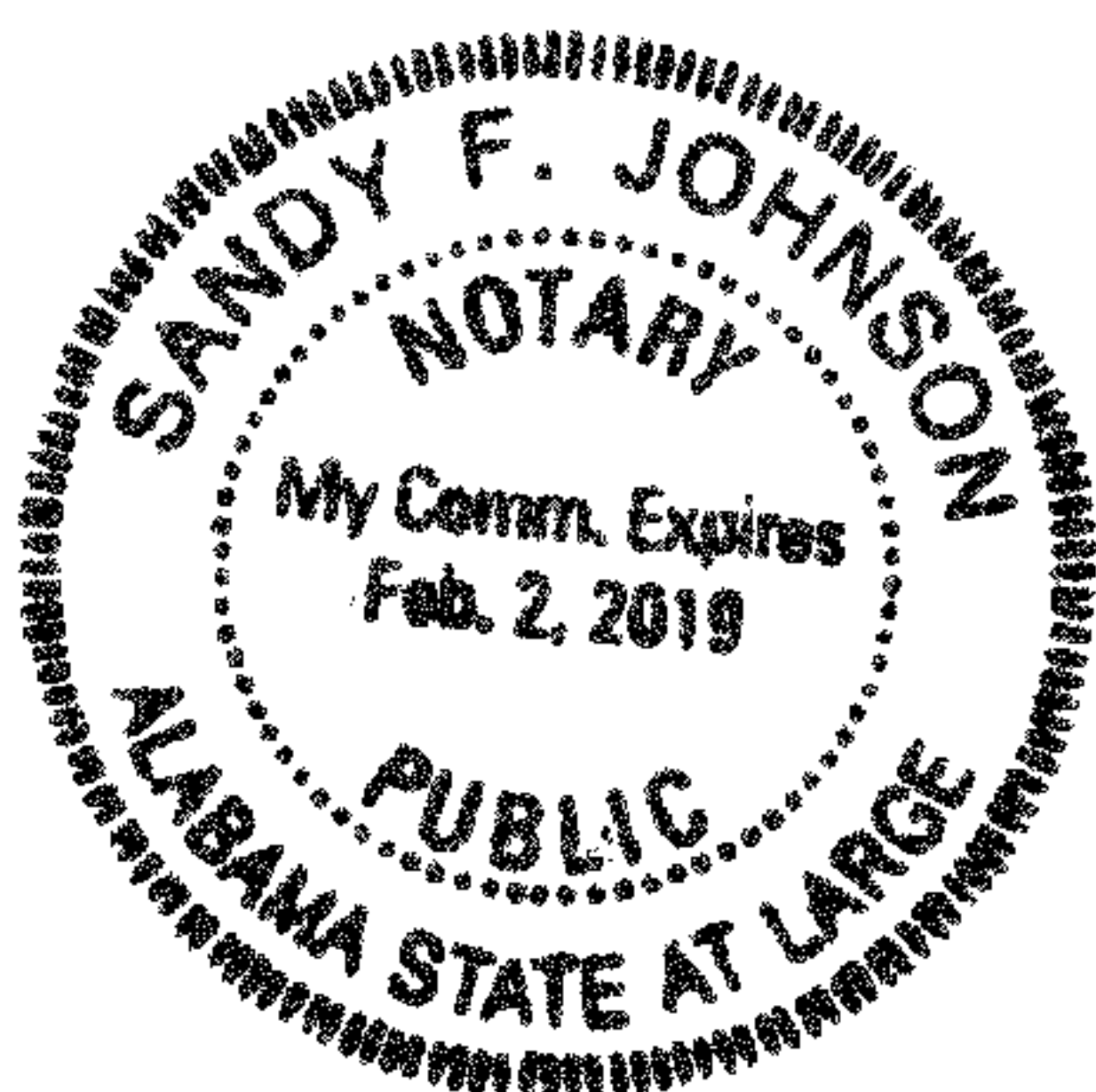
FURTHERMORE, the Affiants saith naught.

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Kacie White
Kacie White, Affiant

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this 1st day of July, 2017.

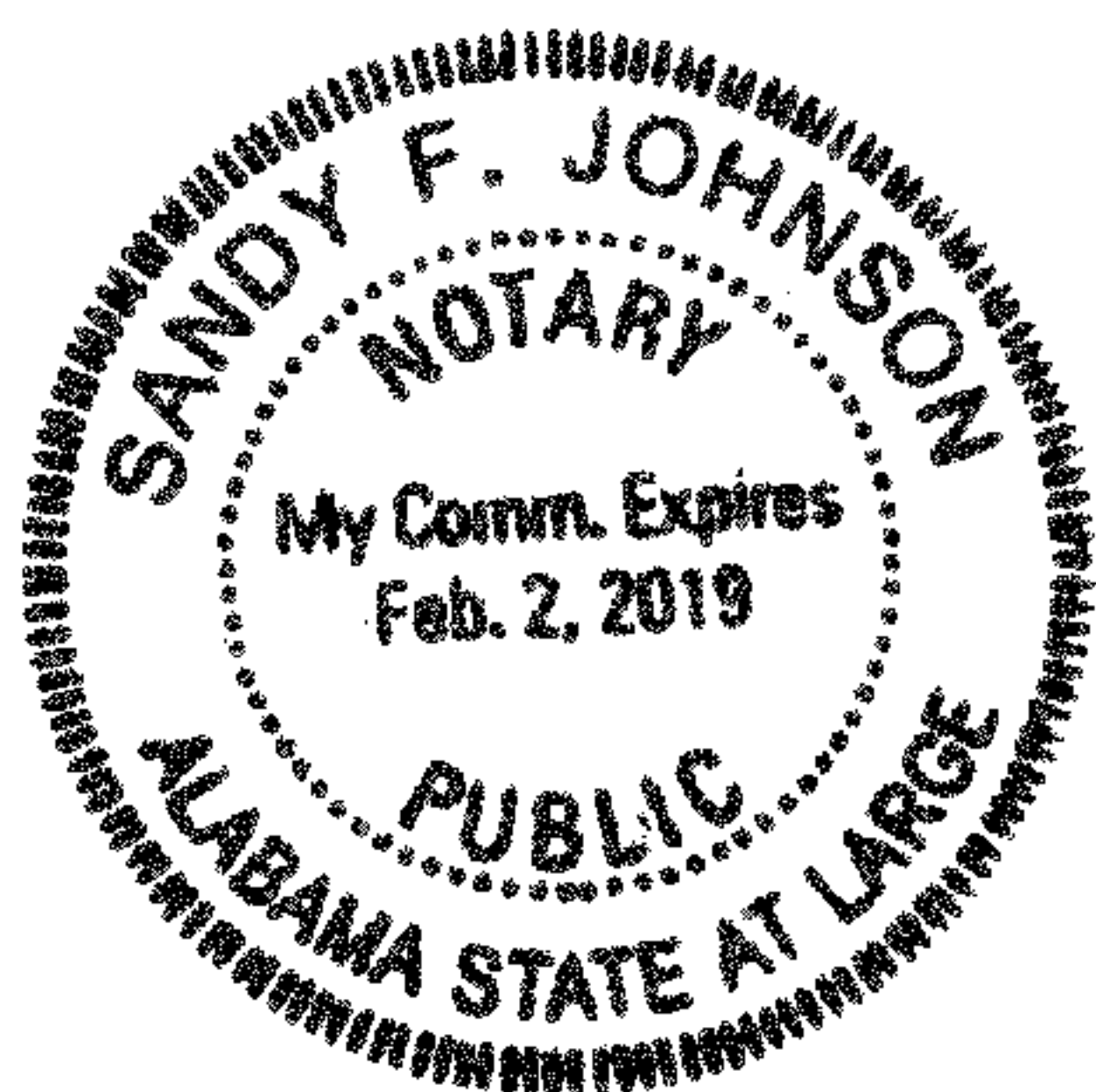


Sandy Johnson
Notary Public
My Commission Expires: 2/2/19

John P. Bacher
_____, Affiant

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this 12th day of July, 2017.



Sandy Johnson
Notary Public
My Commission Expires: 2/2/19

Real Estate Sales Validation Form

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

Grantor's Name Carol L. Pless
Mailing Address 215 Dunwar Drive
Calera, AL 35040

Grantee's Name Carol L. Pless
Mailing Address 215 Dunwar Drive
Calera
Alabama 35007

Property Address 215 Dunwar Drive
Calera
Alabama 35040

Date of Sale July 14, 2017
Total Purchase Price \$
or
Actual Value \$72,500 (1/2 interest)

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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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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).

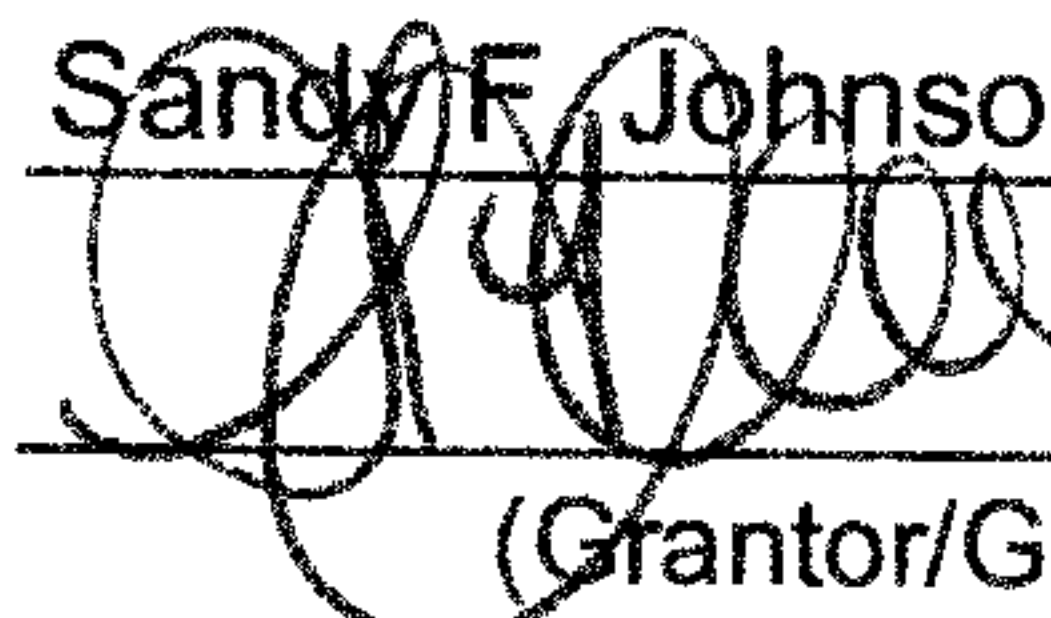
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/14/2017

Print Sandy F. Johnson

☐ Unattested

Sign



(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/17/2017 09:13:42 AM
\$111.50 CHERRY
20170717000253280



Form RT-1