

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
Kendall W. Maddox  
KENDALL MADDOX & ASSOCIATES, LLC  
2550 Acton Road, Suite 210  
Birmingham, Alabama 35243

Send Tax Notice To:  
Kenneth W. Bolling  
108 Cambrian Way  
Birmingham, AL 35242



20171009000366460 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
10/09/2017 11:19:28 AM FILED/CERT

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

That consideration of ZERO DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**KENNETH WAYNE BOLLING, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES WEBB ERWIN, JR. FILED IN THE PROBATE COURT OF SHELBY COUNTY ALABAMA, CASE NUMBER: PR-2016-000705**

(herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto

**KENNETH WAYNE BOLLING**

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Condominium Unit Number 108 of Cambrian Wood Condominium, a condominium according to the Declaration of Condominium Ownership of Cambrian Wood Condominium recorded in Book 12, beginning at page 87, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344 in the Office of the Judge of Probate of Shelby County, Alabama.**

**Together with an undivided .0135292 percent interest appurtenant to said unit in the common elements as set forth in Exhibit C of said Declaration, and together with all of its appurtenances according to said Declaration. Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.**

**The above described property was conveyed to Beth F. Erwin (aka Beth Flora Erwin) by that certain warranty deed recorded at Instrument number 20050926000498970 on September 26, 2005. Beth Flora Erwin is now deceased. Her probate case was opened in the Office of the Judge of Probate of Shelby County, Alabama on March 5, 2013 and assigned Case Number PR-2013-000099. The above-described property was bequeathed to Charles Webb Erwin, Jr., the Decedent, in the Codicil to Beth Flora Erwin's will.**

**TO HAVE AND TO HOLD** to the said grantee, his, her or their successors and assigns forever. *JKH*

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 4 day of Oct Sept, 2017. *JKH*

ESTATE OF CHARLES WEBB ERWIN, JR.

BY:

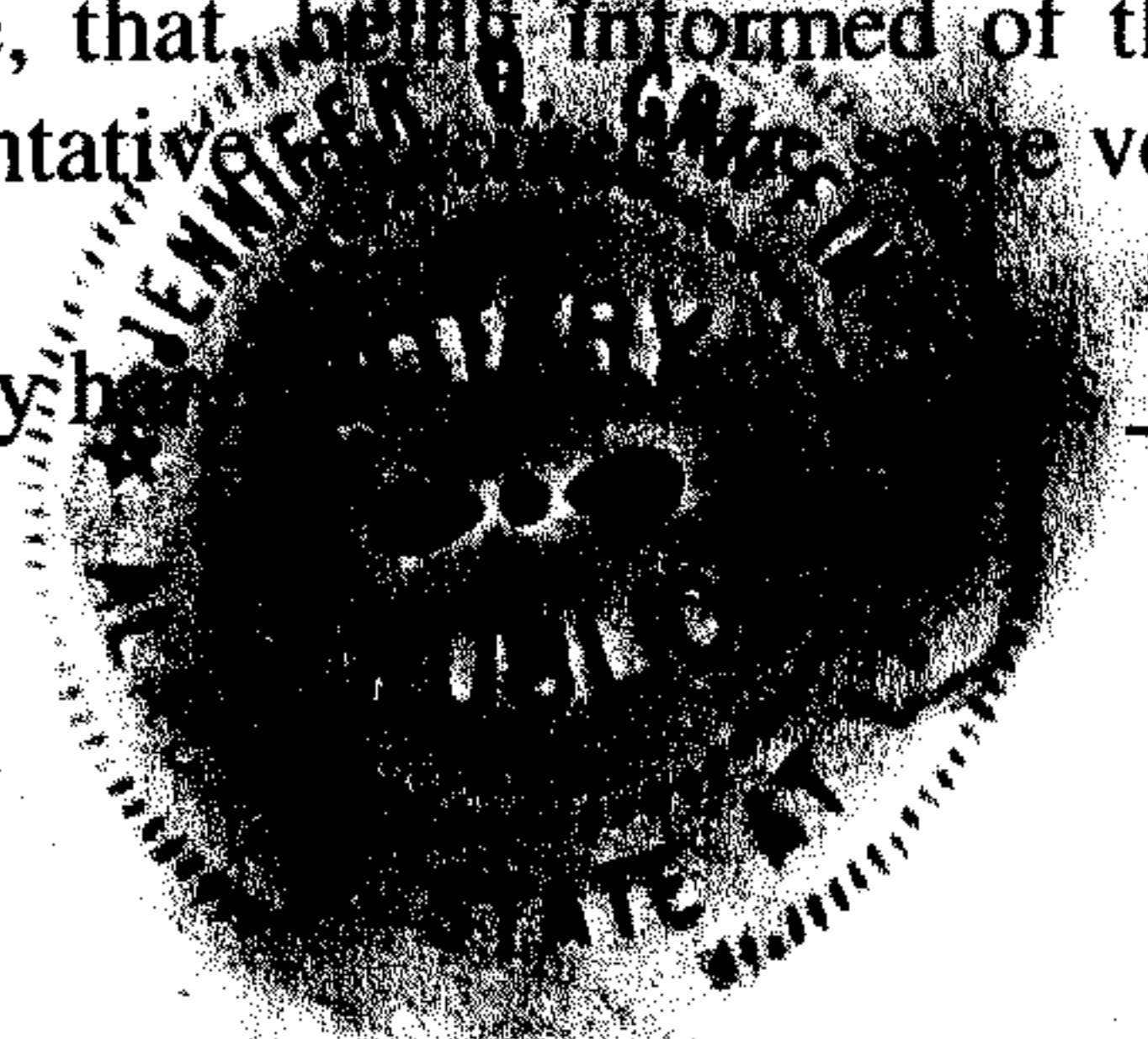
*Kenneth Wayne Bolling, P.R.*  
Kenneth Wayne Bolling, Personal Representative

STATE OF ALABAMA )  
JEFFERSON COUNTY )

**ACKNOWLEDGEMENT IN REPRESENTATIVE CAPACITY:**

I, Jennifer Q. Giffin, a Notary Public in and for said County, in said State, hereby certify that Kenneth Wayne Bolling whose name as Personal Representative of the Estate of Charles Webb Erwin, Jr. is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, ~~being~~ informed of the contents of the conveyance, he in his capacity as such Personal Representative ~~has~~ voluntarily on the day the same bears date.

Given my hand and seal this 4 day of Oct Sept, 2017.



Notary Public

My Commission Expires: 9/25/2018



# REAL ESTATE SALES VALIDATION FORMS

**THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1**

GRANTOR NAME(S): Estate of Charles Webb Erwin, Jr.  
MAILING ADDRESS: 108 Cambrian Way  
Birmingham, AL 35242  
PROPERTY ADDRESS: 108 Cambrian Way  
Birmingham, AL 35242

GRANTEE NAME(S): Kenneth Wayne Bolling  
MAILING ADDRESS: 108 Cambrian Way  
Birmingham, AL 35242  
DATE OF SALE: 9/4/2017  
TOTAL PURCHASE PRICE: \$ 0.00  
OR  
ACTUAL VALUE: \$                       
OR  
ASSESSOR'S MARKET VALUE \$ 135,900.00

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 according to the terms of the will

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 license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 9/4/2017

Print: Kenneth Wayne Bolling, Personal Representative

Signature: Kenneth W. Bolling, P.R.  
(Grantor/Grantee/Owner/Agent)

erified by)

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