Grantor:

Willie Mae Wright 2227 Harris & Wright Drive Birmingham, Alabama 35242

Grantee:

James Arthur Donley 3025 Ryecroft Road Mountain Brook, Alabama 35223 Property Address:

2227 Harris & Wright Drive Birmingham, Alabama 35242

Date of Sale: August 25, 2017

Total Purchase Price: \$10.00

Purchase Price Verification: See deed below

THIS INSTRUMENT WAS PREPARED BY:

John W. Tomlinson, Esq. The Tomlinson Firm, P.C. P.O. Box 131161 Birmingham, AL 35213

Shelby County, AL 10/25/2017 State of Alabama Deed Tax:\$15.00

SEND TAX NOTICE TO:

James Arthur Donley 3025 Ryecroft Road

Mountain Brook, Alabama 35223

GENERAL WARRANTY DEED WITH LIFE ESTATE

STATE OF ALABAMA

COUNTY OF JEFFERSON

Date: August 25, 2017

20171025000387450 1/7 \$48.00 Shelby Crty Judge of Probate, AL

Shelby Cnty Judge of Probate, AL 10/25/2017 01:22:04 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that, Willie Mae Wright, a widowed woman previously married to William C. Wright who deceased on or about October 18, 2000, hereinafter referred to as the "GRANTOR," for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto James Arthur Donley, an married man, GRANTEE, the following described property, situated, lying and being in Shelby County, Alabama, while retaining a life estate for herself, said property being described, to wit:

A part of the SE 1/4 of NW 1/4 of Section 16, Township 19 South, Range 1 West, more particularly described as follows:

Commencing at the SW corner of said 1/4 - 1/4 Section and run North along West line 440 feet; thence run East and parallel with South line of said 1/4 - 1/4 Section, a distance of 200 feet to point of beginning of tract herein described; thence run South and parallel with West line of said 1/4 - 1/4 Section, 210 feet; thence run East and parallel with South line of said 1/4 - 1/4 Section a distance of 210 feet; thence run North parallel with West line a distance of 210 feet; thence run West and parallel with South line a distance of 210 feet to point of beginning.

All being situated in Shelby County, Alabama.

SOURCE OF TITLE: Deed Book 246, Page 363 in the Probate Office of Shelby County, Alabama.

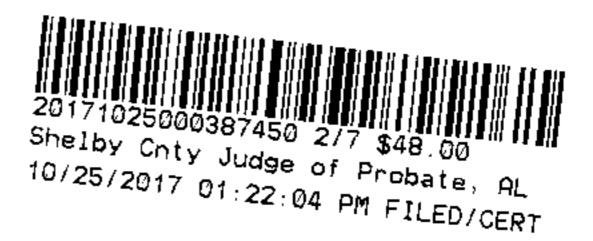
Said description being provided by GRANTOR and as previously recorded as noted above.

The conveyance of this property is made subject to the following:

- 1. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable. 2016 taxes EXEMPT under Parcel ID Number 09-5-16-0-001-022.000.
- 2. Mortgage dated 11/7/2003, from Willie Mae Wright to SouthTrust Bank, in the original principal amount of \$35,000.00, filed for record 1/28/2004, recorded in Instrument 2004120000046730, in the Probate Office of Shelby County, Alabama.
- Judgment recorded in Instrument 20080926000382590, Case No. CV 2007 000505.00, in the Probate Office of Shelby County, Alabama.
- 4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 133, page 211; Deed Volume 242, page 444 and Real 31, page 353, in the Probate Office of Shelby County, Alabama.
- 5. Lack of Ingress/egress.

TO HAVE AND TO HOLD unto the said GRANTEE, James Arthur Donley, while retaining a life estate for the GRANTOR, Willie Mae Wright, a widowed woman.

And the GRANTOR does for herself and her heirs, assigns, successors, executors, administrators and personal representatives covenant with the said GRANTEE, his heirs, assigns, successors, executors, administrators and personal representatives, as follows: that she is lawfully seized in fee simple of the premises described above; that said premises is free from encumbrances other than those listed above; that she has a good and lawful right to sell and convey the same as aforesaid; and that she and her heirs, assigns, successors, executors, administrators and personal representatives will warrant and defend the title to the said premises to the said GRANTEE, and his heirs, assigns, successors, executors, administrators and personal representatives against the lawful claims of any person or entity.



IN WITNESS WHEREOF, the GRANTOR does hereby set her hand and seal on this 25th day of August 2017.

Willie Mae Wright, GRANTOR

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Willie Mae Wright, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 25th day of August 2017.

Notary Public

MY COMMISSION EXPIRES JANUARY 31, 2020

My Commission Expires:

NO TITLE OPINION REQUESTED AND NONE GIVEN

LEGAL DESCRIPTION PROVIDED BY GRANTOR.

20171025000387450 3/7 \$48.00 20171025000387450 3/7 \$48.00 Shelby Cnty Judge of Probate: AL 10/25/2017 01:22:04 PM FILED/CERT

SHELBY COUNTY CERTIFICATE OF JUDGMENT

G. DAN REEVES

CV 2007 000505.00

IN THE CIRCUIT COURT OF SHELBY

COUNTY

CHASE BANK USA NA VS WILLIE WRIGHT

**DEFENDANT** 

WRIGHT WILLIE 2232 HARRIS WRIGHT DR

BIRMINGHAM ,AL 35242-0000

PARTY'S ATTORNEY:

20080926000382590 1/1 \$11.00 Shelby Cnty Judge of Probate, AL 09/26/2008 02:30:25PM FILED/CERT

I, MARY H. HARRIS , CLERK OF THE ABOVE NAMED COURT HEREBY CERTIFY THAT ON 06/14/2007 PLAINTIFF, CHASE BANK USA NA, AS RECOVERED OF DEFENDANT IN SAID COURT A JUDGMENT WITHOUT WAIVER OF EXEMPTIONS FOR THE \$6,277.35 DOLLARS PLUS \$212.00 DOLLARS COURT COSTS, AND SUM OF THAT THE PLAINTIFF'S ATTORNEY(S) OF RECORD WAS: NATHAN JOHN H

GIVEN UNDER MY HAND THIS DATE 09/08/2008

WEBSITE: HTTP://18JC.ALACOURT.GOV

35051

OPERATOR: ALS PREPARED: 09/08/2008

PLAINTIFF'S ATTORNEY:

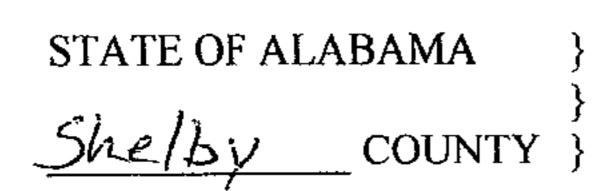
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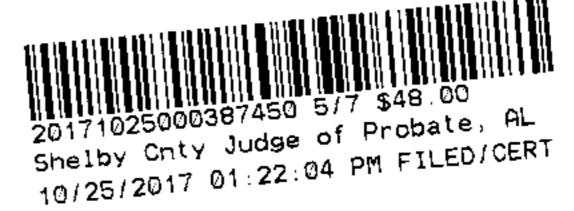
NATHAN JOHN H P O BOX 1715

BIRMINGHAM AL 35201

THIS INSTRUMENT WAS PREPARED BY: John W. Tomlinson, Esq.
The Tomlinson Firm, P.C.
P.O. Box 131161

Birmingham, AL 35213





Before the undersigned authority personally appeared, Willie Mae Wright, and after being made known to the undersigned did swear or affirm to the following:

- 1. My legal name is Willie Mae Wright. I am a resident citizen of Shelby County, Alabama and am over the age of nineteen years.
- 2. My current legal address is 2227 Harris & Wright Drive, Birmingham, Alabama 35242.
- 3. My date of birth is
- 4. I have personal knowledge of the facts contained within this affidavit.
- 5. I hereby declare that I am not known by any other name nor have I ever been.
- 6. I hereby declare that I personally know Willie Ray Wright, who is my son and who is a separate person from myself.
- 7. Willie Ray Wright's date of birth is
- 8. Willie Ray Wright's address is 2232 Harris and Wright Drive, Birmingham, Alabama 35242.

The affiant further saith not.

**DONE** this 33 day of 0t \_\_\_\_\_\_, 2017.

Sworn to and subscribed before me this 23 day of ()0 t

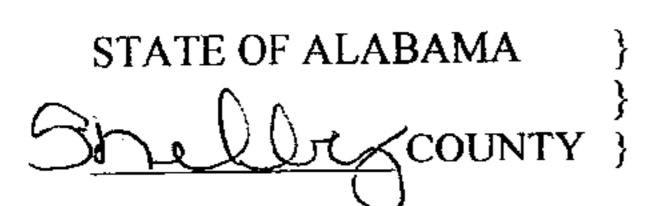
PUBLIC PUBLIC

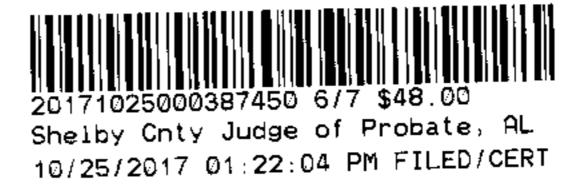
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 18, 2018

THIS INSTRUMENT WAS PREPARED BY: John W. Tomlinson, Esq. The Tomlinson Firm, P.C. P.O. Box 131161 Birmingham, AL 35213





Before the undersigned authority personally appeared, Willie Ray Wright, and after being made known to the undersigned did swear or affirm to the following:

- 1. My legal name is Willie Ray Wright. I am a resident citizen of Shelby County, Alabama and am over the age of nineteen years.
- 2. My current legal address is 2232 Harris and Wright Drive, Birmingham, Alabama 35242.
- 3. My date of birth is
- 4. I have personal knowledge of the facts contained within this affidavit.
- 5. I hereby declare that I am not known by any other name nor have I ever been.
- 6. I hereby declare that I personally know Willie Mae Wright, who is my mother and who is a separate person from myself.
- 7. Willie Mae's date of birth is
- 8. Willie Mae Wright's address is 2227 Harris & Wright Drive, Birmingham, Alabama 35242.

The affiant further saith not.

**DONE** this 23 day of 2017.

Willie Ray Wright, Affiant

Sworn to and subscribed before me this 23 day of \_\_\_\_\_

NOT ARY

PUB

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 18, 2018

## Real Estate Sales Validation Form

This	Document must be filed in accor	rdance with Code of Alabama 19	975, Section 40-22-1
Grantor's Name	Willie Mae Wright	Grantee's Name	James Arthur Donley
Mailing Address	2227 Harris & Wright Drive	Mailing Address	3025 Ryecroft Road
	Birmingham, AL 35242		Mountain Brook, AL 35223
	· · · · · · · · · · · · · · · · · · ·		<del> </del>
Property Address	2227 Harris & Wright Drive	Date of Sale	August 25, 2017
	Birmingham, AL 35242	Total Purchase Price	
		or	
20171025000387450 7/7 \$48.00 Shelby Cnty Judge of Probate, AL 10/25/2017 01:22:04 PM FILED/CERT		Actual Value	\$
		or	20 200 00 1/2 14/21/
		Assessor's Market Value	\$ 29,290.00 1/2 14645.
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		Δnnraigal	
Sales Contract		X Other Tax Assessor's Record	
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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 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	<del></del>	Print JAMES Arth	Jur Donley
Unattested		Sign James arthe	w Donley
	(verified by)	· ·	e)Owner/Agent) circle one

Form RT-1