

# WARRANTY DEED

20171109000407480  
11/09/2017 03:59:17 PM  
DEEDS 1/3

STATE OF ALABAMA

COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to us by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, **Debra Kay McWilliams**, also known as, **Debra K. McWilliams**, an unmarried woman, the undersigned Grantor, do grant, bargain, sell and convey my interest, to **Debra K. McWilliams**, as Trustee for the **Debra k. McWilliams Living Trust** dated November 03, 2017, Grantee, in and to the following described real property, situated in Shelby County, Alabama, to wit:

*Lot 23, according to the Survey of Chadwick, Sector 4, as recorded in Map Book 20 Page 38, in the Probate Office of Shelby County, Alabama.*

**PROPERTY IS AND REMAINS THE HOMESTEAD OF GRANTOR. TRUST IS REVOCABLE.**

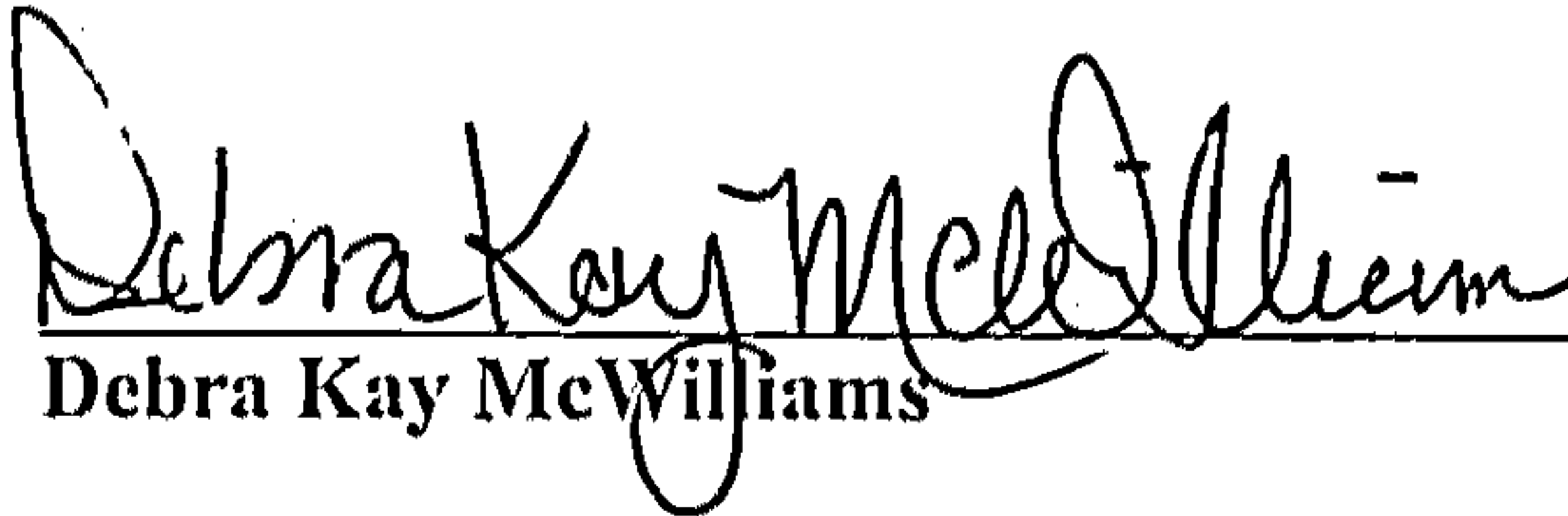
**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances unless stated herein; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors

and administrators shall warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims of all persons.

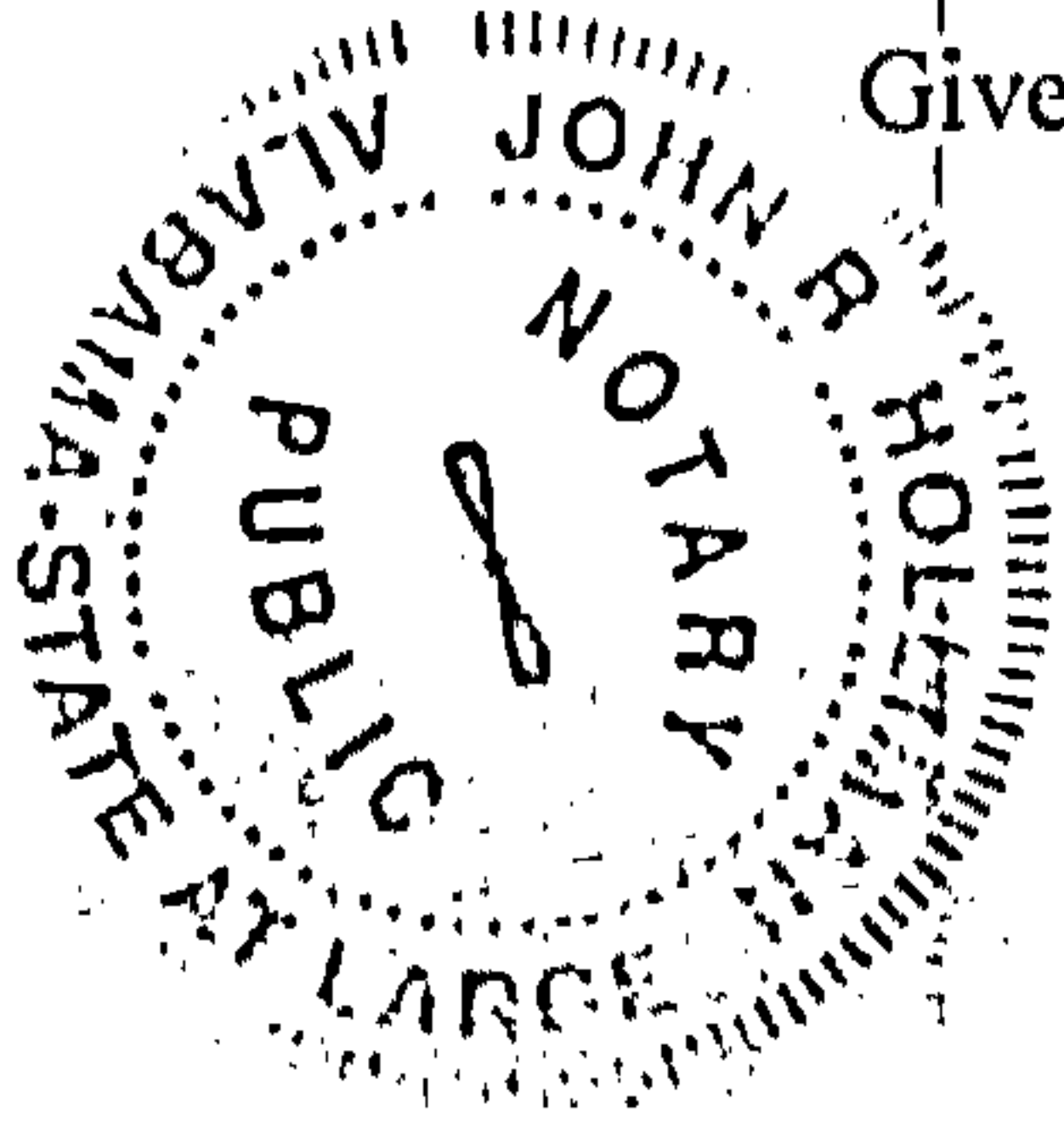
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3<sup>rd</sup> day of NOVEMBER, 2017.

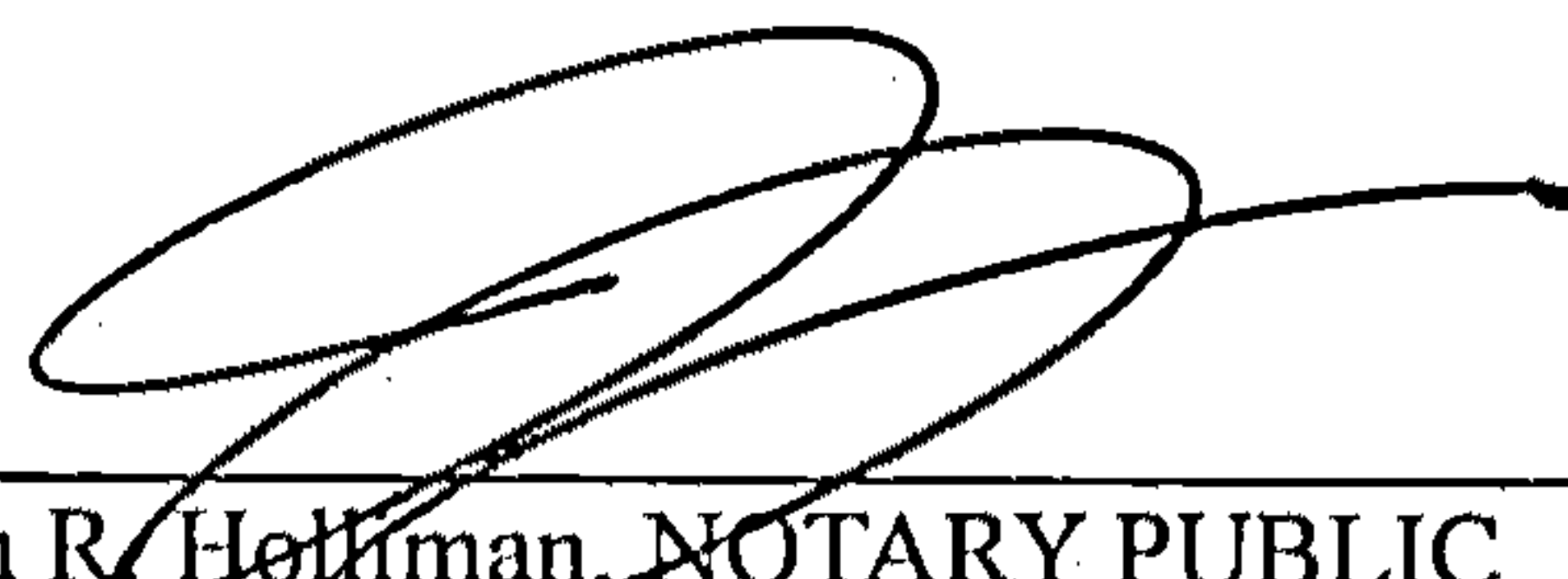
 (SEAL)  
Debra Kay McWilliams

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Debra Kay McWilliams, 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 3<sup>rd</sup> day of NOVEMBER, 2017.



  
John R. Holliman, NOTARY PUBLIC  
My Commission Expires: August 29, 2018

**This Document Prepared By:**  
John R. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
(205) 663-0281

20171109000407480 11/09/2017 03:59:17 PM DEEDS 3/3  
Real Estate Sales Validation Form

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

Grantor's Name	Debra Kay McWilliams	Grantee's Name	Debra K. McWilliams Living Trust, dtd 11/03/2017
Mailing Address	237 Chadwick Lane Helena, AL 35080	Mailing Address	237 Chadwick Lane Helena, AL 35080
Property Address	237 Chadwick Lane Helena, AL 35080	Date of Sale	11/03/2017
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 168,700

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Tax Appraised Value
<input type="checkbox"/> 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	11/03/2017	Print	John R. Holliman
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/09/2017 03:59:17 PM  
\$190.00 CHERRY  
20171109000407480

Form RT-1