

After Recording Send Tax Notice To:

Wanda L. Wheeler and
Wilmot F. Wheeler, III
467 Highway 36
Chelsea, AL 35043

20171121000421000
11/21/2017 03:02:00 PM
DEEDS 1/3

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, We, Wanda L. Wheeler and Wilmot F. Wheeler, III, husband and wife, (herein referred to as Grantor), who certifies that the property conveyed hereby constitutes their homestead, grants, bargains, sells and conveys unto, Wanda Lee Wheeler and Wilmot F. Wheeler, III, Trustees, of the Wanda Lee Wheeler Revocable Living Trust Agreement dated January 21, 2009, and any amendments thereto, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

Lot B, according to the survey of Home's Addition to Chelsea as recorded in Map Book 32, Page 101, in the Probate Office of Shelby County, Alabama.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this August 24, 2017

Wilmot F. Wheeler
Wilmot F. Wheeler, III

Wanda L. Wheeler
Wanda L. Wheeler

STATE OF ALABAMA

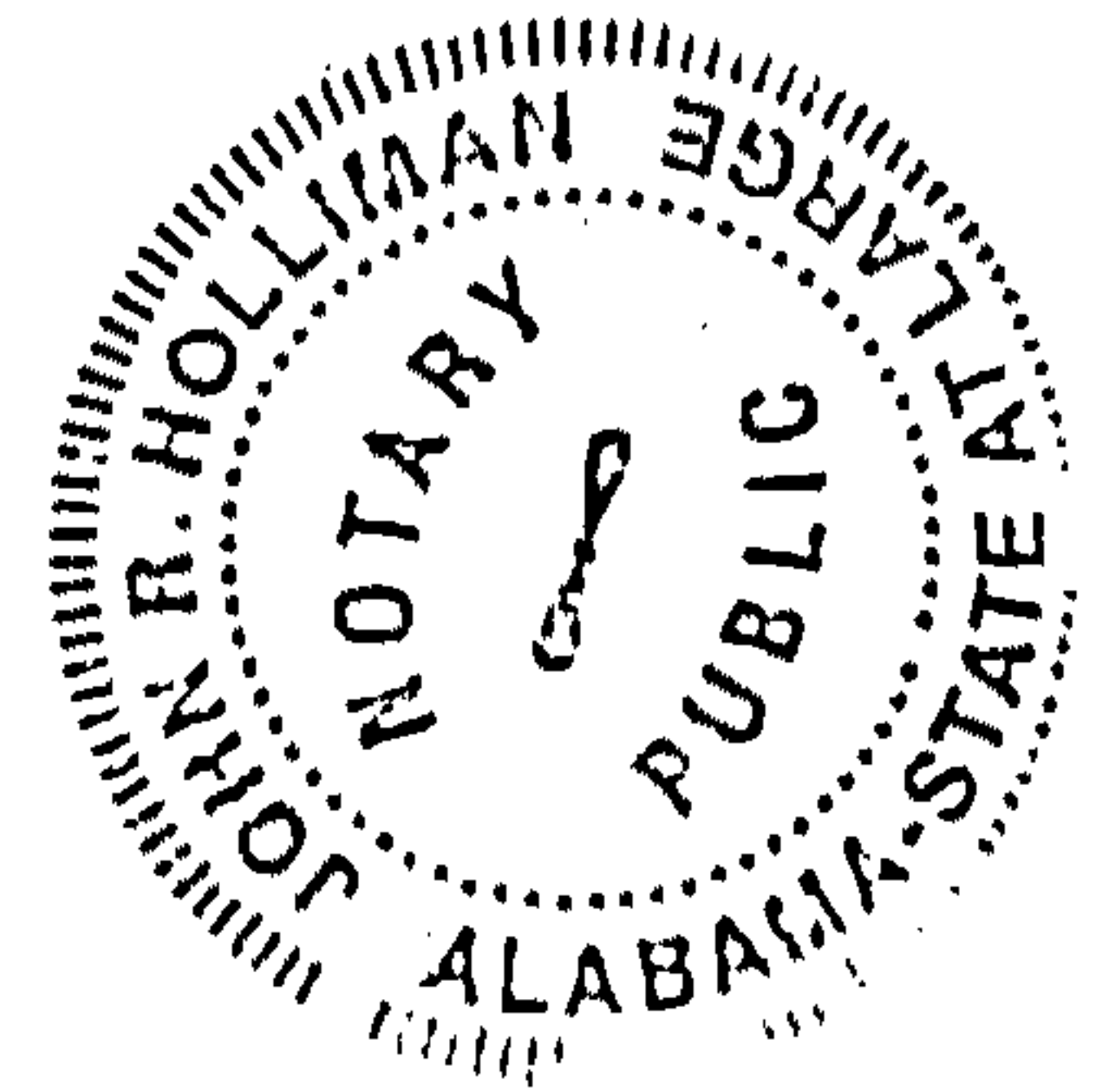
COUNTY OF SHELBY

I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that Wilmot F. Wheeler, III and wife, Wanda L. Wheeler, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office
this August 24, 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



Real Estate Sales Validation Form

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

Grantor's Name Mailing Address Wanda L. Wheeler & Wilmot F. Wheeler, III 467Highway 36 Chelsea, AL 35043

Grantee's Name Mailing Address Wanda Lee Wheeler Revocable Living Trust Agreement, dtd 1/21/2009 467Highway 36 Chelsea, AL 35043

Property Address 467Highway 36 Chelsea, AL 35043

Date of Sale 8/24/2017 Total Purchase Price \$

or Actual Value \$

20171121000421000 11/21/2017 03:02:00 PM DEEDS 3/3 or Assessor's Market Value \$ 243,290

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 Tax Appraised Value

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 8/24/2017 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 11/21/2017 03:02:00 PM S264.50 CHERRY 20171121000421000

Form RT-1