

This Document Prepared By:

John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124

After Recording Send Tax Notice To:

CATHERINE BALDWIN
1021 WATERFORD TRAIL
CALERA, AL 35040

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

20180613000209940
06/13/2018 03:43:12 PM
DEEDS 1/5

Know all men by these present that in consideration of TEN Dollars and other valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Chelsea Short, individually, a married person and in her capacity as Administrator of the Estate of Edwin Samuel Baldwin, Case No. **PR-2015-000243, Shelby, County, Alabama**, Christopher Edwin Baldwin, a single person, Courtney Cole, a married person and Catherine Hall Baldwin, a married person, (herein referred to as grantor) grant, bargain, sell and convey an undivided one-half interest unto Chelsea Short, Christopher Edwin Baldwin, and Courtney Cole, and an undivided one-half interest unto Catherine Hall Baldwin (herein referred to as grantee) the real estate, SUBJECT TO the reservation stated below, described below situated in Shelby County, Alabama, to wit.

LOT 432 ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 137, 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.

This property is the homestead of Catherine Hall Baldwin.


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

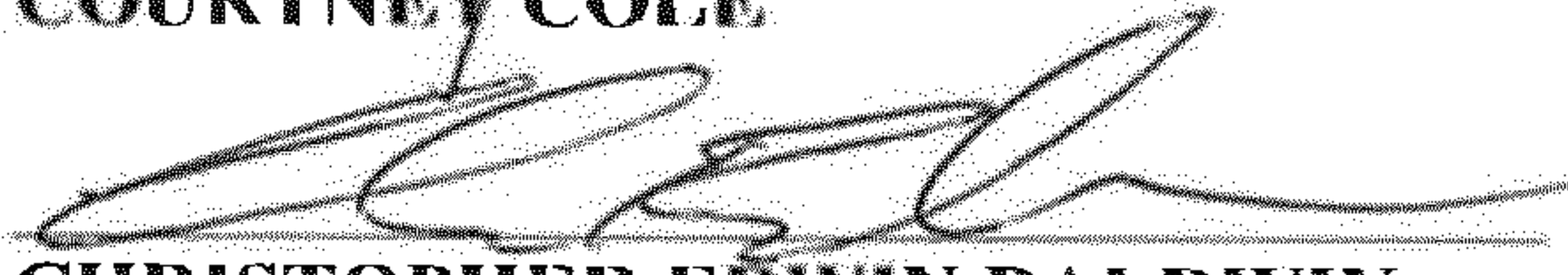
AND we, do for ourselves, covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, its heirs and assigns forever, against the lawful claims of all persons.

To have and to hold to the said grantee, and their assigns forever.

Given under my hand and seal on this the 2 day of May, 2018.


CHELSEA SHORT


COURTNEY COLE


CHRISTOPHER EDWIN BALDWIN


CATHERINE HALL BALDWIN



STATE OF Alabama
COUNTY OF Shelby

I, a Notary Public in and for said County, in said State, hereby certify that **CHELSEA SHORT**
a married person, whose name IS signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.



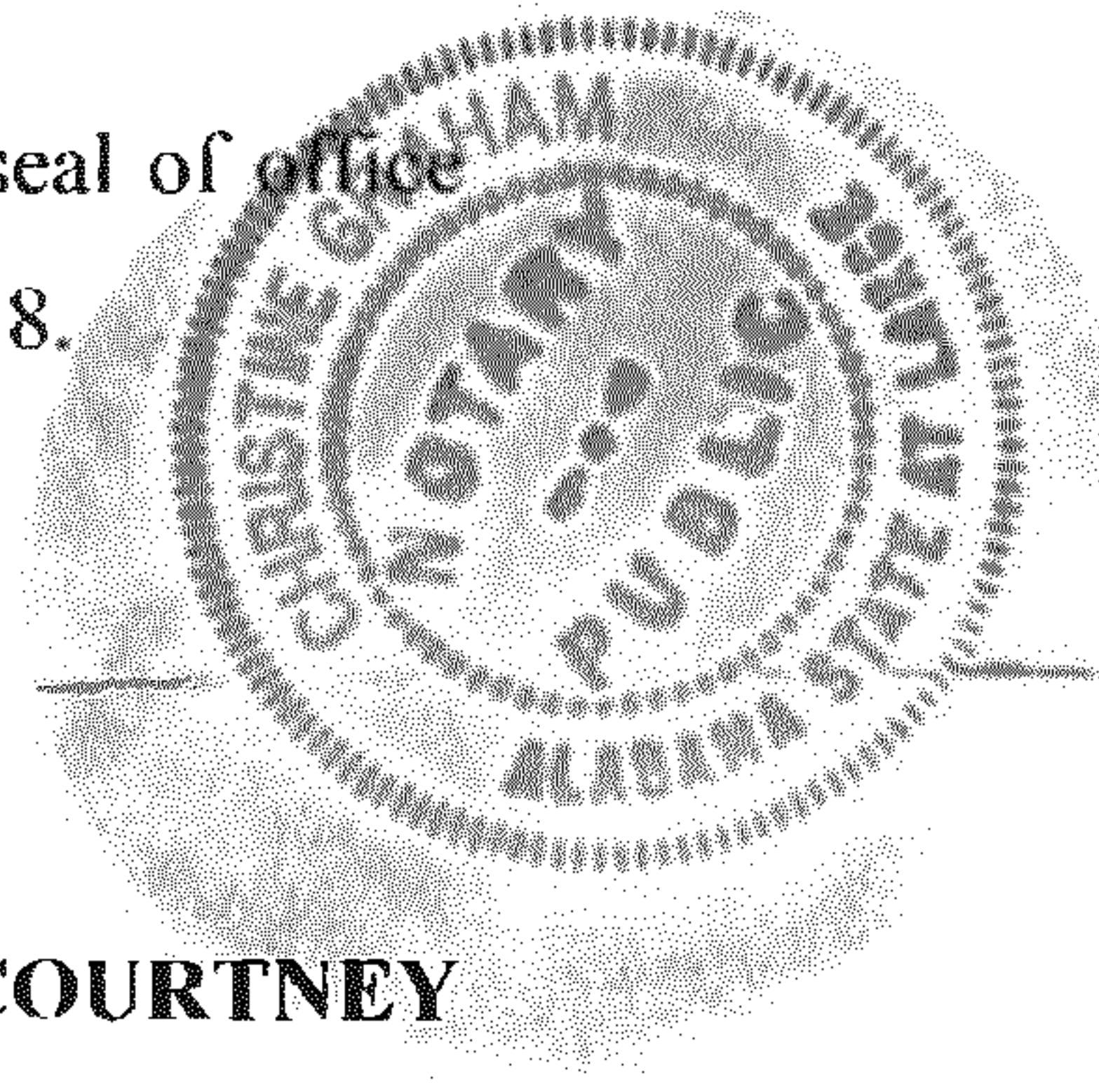
Given under my hand and official seal of office
this 7 day of June, 2018.

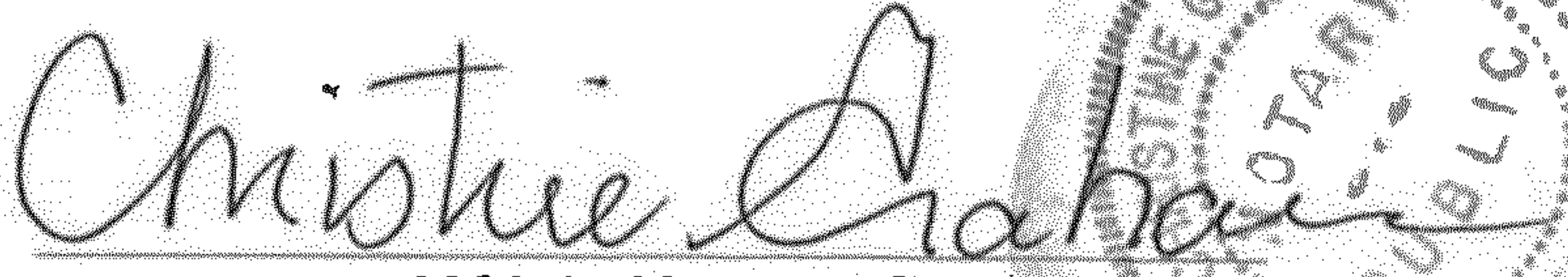
My Commission Expires
March 8, 2021

STATE OF Alabama
COUNTY OF Shelby

I, a Notary Public in and for said County, in said State, hereby certify that **COURTNEY COLE**
a married person, whose name IS signed to the foregoing conveyance and who is known to me, acknowledged before me 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 of office
this 7 day of June, 2018.




NOTARY PUBLIC
My Commission Expires: ~~My Commission Expires~~
March 8, 2021

STATE OF California
COUNTY OF Los Angeles

I, a Notary Public in and for said County, in said State, hereby certify that **CHRISTOPHER EDWIN BALDWIN**, A SINGLE PERSON, whose name IS signed to the foregoing conveyance and who is known to me, acknowledged before me 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 of office
this 2 day of May, 2018.

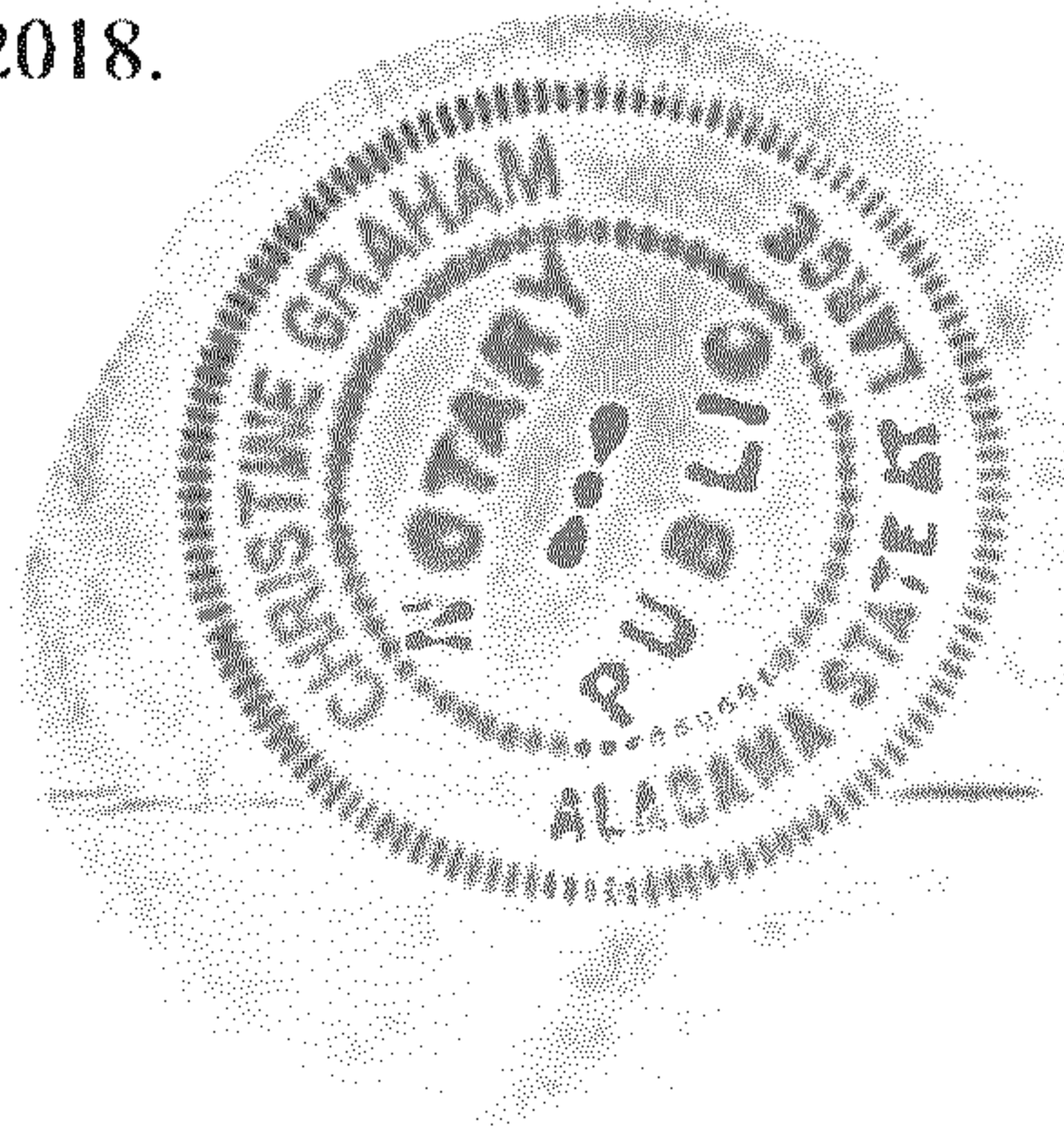
STATE OF Alabama
COUNTY OF Shelby

I, a Notary Public in and for said County, in said State, hereby certify that **CATHERINE HALL BALDWIN**, A SINGLE PERSON, whose name IS signed to the foregoing conveyance and who is known to me, acknowledged before me 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 of office
this 7 day of June, 2018.

My Commission Expires
March 8, 2021



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)On 5-02-18

Date

before me, Jason Mason, Notary Public

Here Insert Name and Title of the Officer

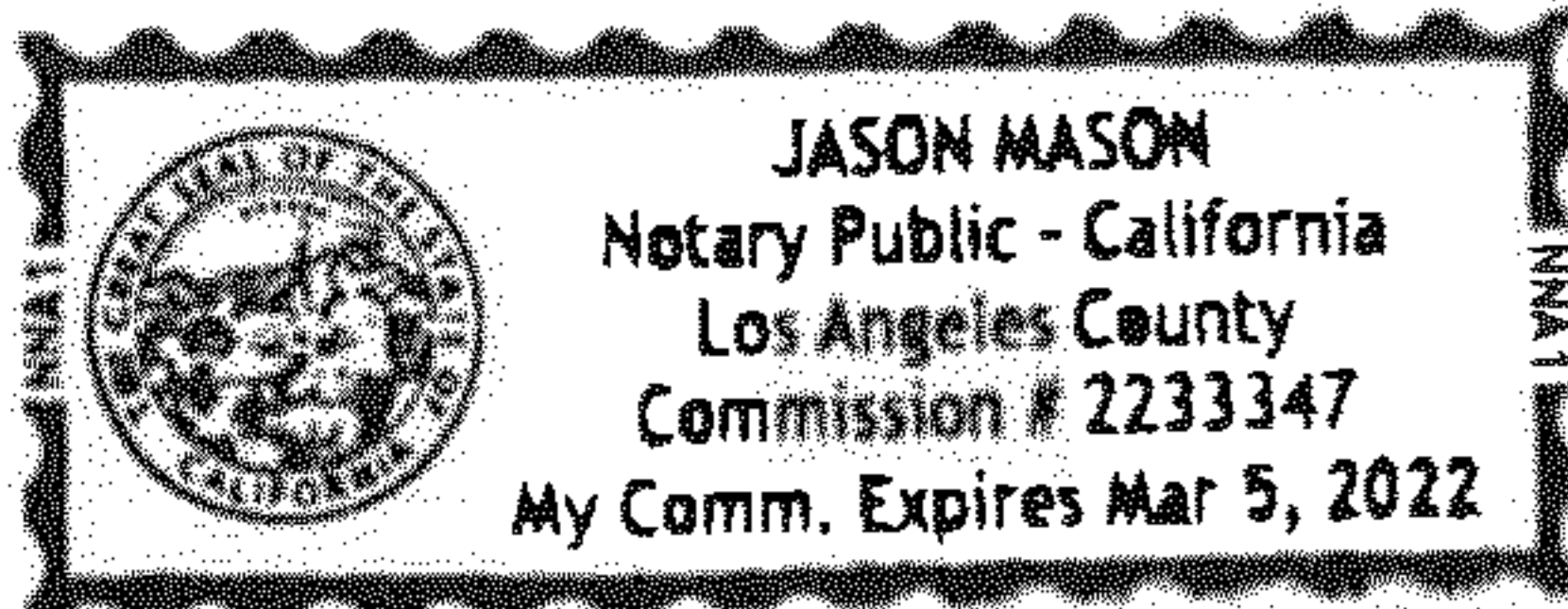
personally appeared Christopher Baldwin

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Real Estate Sales Validation Form

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

Grantor's Name Chelsea Short, Administrator
 Mailing Address of Estate of Edwin Samuel Baldwin
1021 Waterford Trail
Calera, AL 35040

Grantee's Name Catherine Baldwin
 Mailing Address 1021 Waterford Trail
Calera, AL 35040

Property Address 1021 Waterford Trail
Calera, AL 35040

Date of Sale 2 May 2018
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 133,100.00

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 Tax Assessor

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 13 JUN 2018

Print JOHN HOLLIMAN / AS

Sign John Holliman / AS

Unattested

(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
 06/13/2018 03:43:12 PM
 \$160.50 CHERRY
 20180613000209940

John Holliman

Form RT-1