

This document prepared by:  
Elizabeth A. Roland, Attorney  
267 Village Parkway  
Helena, AL 35080

Description furnished by Grantor. No  
survey examined and no title examination  
made by this attorney. Source of title:  
Instrument # 1995-37261, Shelby County  
Probate Judge, Shelby County, Alabama,  
12/29/1995.

**WARRANTY DEED**

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**STATE OF ALABAMA     )**

**SHELBY COUNTY         )**


**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, I, **Jennifer Dardy Addington**, as Personal Representative of the Estate of Walter A. Addington, Case No.: PR-2018-000126 as recorded in Shelby County, Alabama, herein referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto myself, **Jennifer Dardy Addington**, as per the Will of Walter A. Addington, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Lot 46, according to the Survey of Oakwood Village, Phase One as recorded in Map Book 19 page 163 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to: existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.  
Subject to: an outstanding mortgage to Wells Fargo in the approximate amount of \$45,700.00.

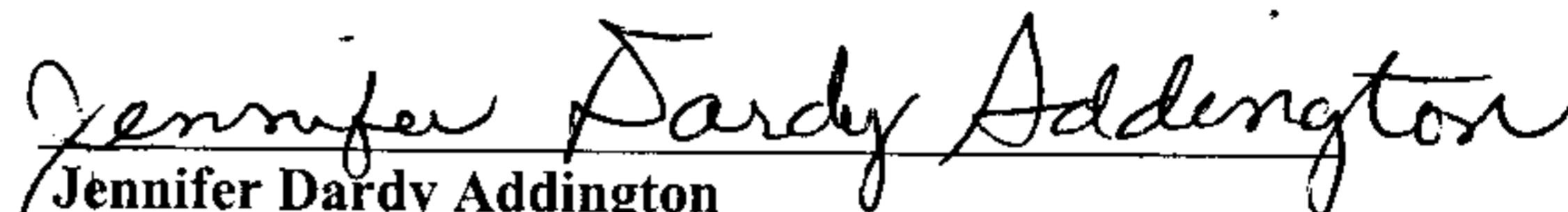
Walter A. Addington died on August 21, 2017; Linda G. Addington died on June 10, 2009.

**TO HAVE AND TO HOLD** the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantor does hereby covenant with the said Grantee, her

  
20181023000374260 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/23/2018 08:29:58 AM FILED/CERT

successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.


IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 22<sup>nd</sup> day of October, 2018.

  
**Jennifer Dardy Addington**  
as Personal Representative of the Estate of  
Walter A. Addington


STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Jennifer Dardy Addington**, as Personal Representative of the Estate of Walter A. Addington, 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 the 22<sup>nd</sup> day of October, 2018.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 03/03/2019

Send tax notice to:  
Jennifer Dardy Addington  
121 Palm Drive  
Alabaster, AL 35007

  
20181023000374260 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form

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

Grantor's Name Jennifer Dardy Addington as the
Mailing Address Personal Representative of the
Estate of Walter A. Addington,
121 Palm Drive, Alabaster, AL

Grantee's Name Jennifer Dardy Addington
Mailing Address 121 Palm Drive
Alabaster, AL 35007

Property Address 121 Palm Drive
Alabaster, AL 35007

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 111,800.00



20181023000374260 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/23/2018 08:29:58 AM FILED/CERT

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 Shelby County (AL) Tax Assessor's Office

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 10-22-2018

Print Jennifer Dardy Addington

Unattested

Sign Jennifer Dardy Addington
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1