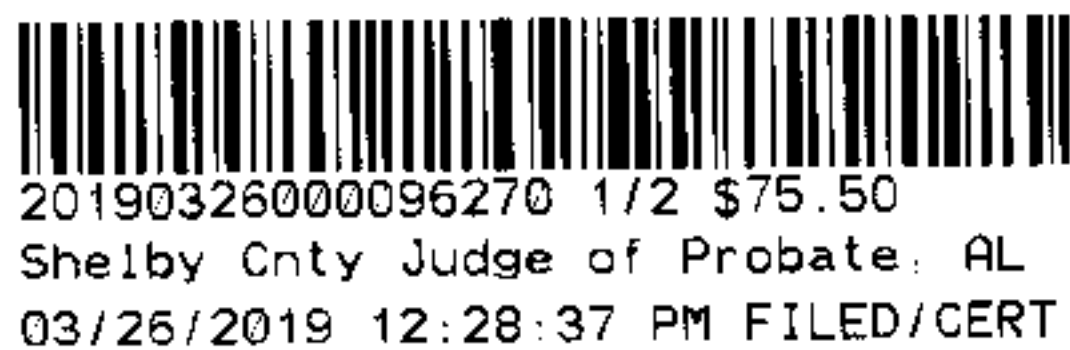


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
Rebecca Shelby O'Connor
1318 Rock School Rd
Harpersville AL 35078

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Robert William O'Connor as Personal Representative of The Estate of Judith C. O'Connor, Case No. PR-2018-000229, Shelby County, Alabama and Robert William O'Connor as Trustee of the Judith C. O'Connor Family Trust as established under Last Will and Testament of Judith C. O'Connor, PR-2018-000229** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Rebecca Shelby O'Connor** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 17-A, according to a Resurvey of Lots 16, 17, 18, 19, 20 and 21, Nottingham Townhomes, as recorded in Map Book 35, Page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of March, 2019.

Robert William O'Connor, Personal Representative
Estate of Judith C. O'Connor,
Probate Case #2018-000229, Shelby County, Alabama

Robert William O'Connor, Trustee
Judith C. O'Connor Family Trust as
established under Last Will and Testament of
Judith C. O'Connor, PR-2018-000229

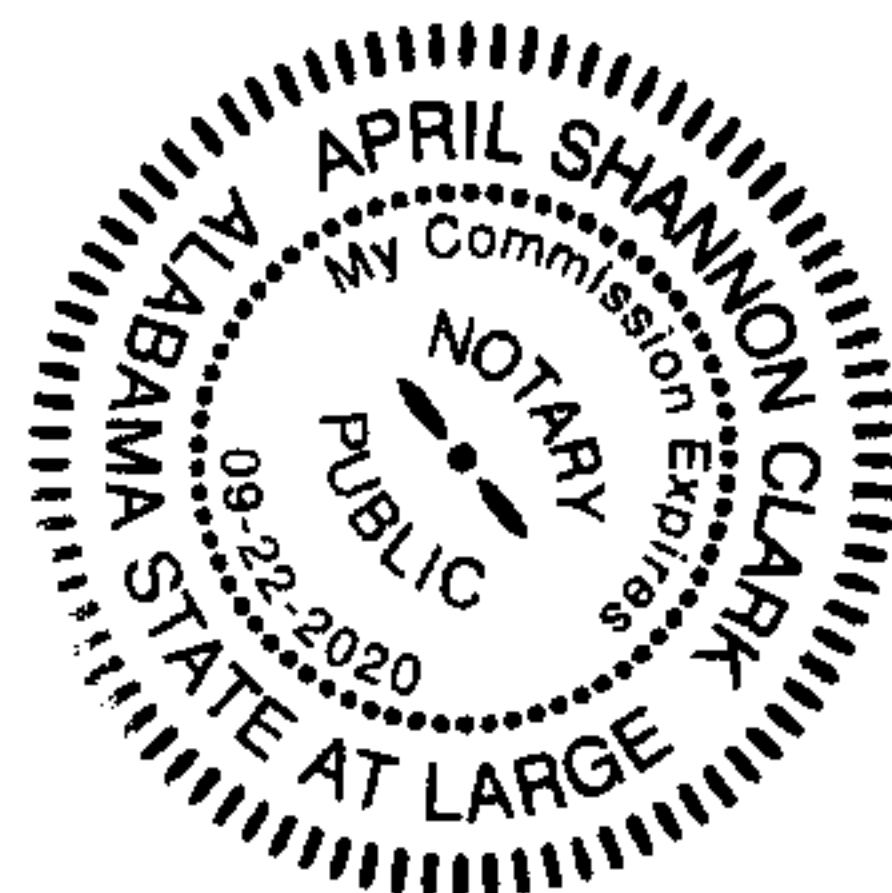
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robert William O'Connor as Personal Representative of The Estate of Judith C. O'Connor, Probate Case #2018-000229, Shelby County, Alabama and Robert William O'Connor as Trustee of the Judith C. O'Connor Family Trust as established under Last Will and Testament of Judith C. O'Connor, PR-2018-000229**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, 2019.

Shelby County, AL 03/26/2019
State of Alabama
Deed Tax: \$57.50

Notary Public
My Commission Expires: 9/22/2020



Real Estate Sales Validation Form

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

Grantor's Name Est of Judith C O'Connor
Mailing Address PO Box 1224
Columbia AL
35051

Grantee's Name Rebecca Shelby O'Connor
Mailing Address 1318 Rock School Rd
Harpersville AL
35078

Property Address 181 Little John Cir
Calera AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 57,500.00

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 1/2 tax 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 _____

Print Robert William O'Connor

Unattested _____

Sign Robert William O'Connor

(Grantor/Grantee/Owner/Agent) circle one



20190326000096270 2/2 \$75.50
Shelby Cnty Judge of Probate, AL
03/26/2019 12:28:37 PM FILED/CERT

Form RT-1