

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
100 Olde Towne Road, Ste 105  
Birmingham, AL 35216

**SEND TAX NOTICE TO:**

JOHN W. WILDER  
2524 MARCAL RD  
BIRMINGHAM, AL 35244

**WARRANTY DEED**

**STATE OF ALABAMA)**

**SHELBY COUNTY )**

**20190426000138560**

**04/26/2019 02:48:47 PM**

**DEEDS 1/4**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, CATHERINE RAY WILDER, AS TRUSTEE OF THE CATHERINE WENGER RAY REVOCABLE TRUST DATED MARCH 5, 2008, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto JOHN W. WILDER (herein referred to as "Grantee"), all of its right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

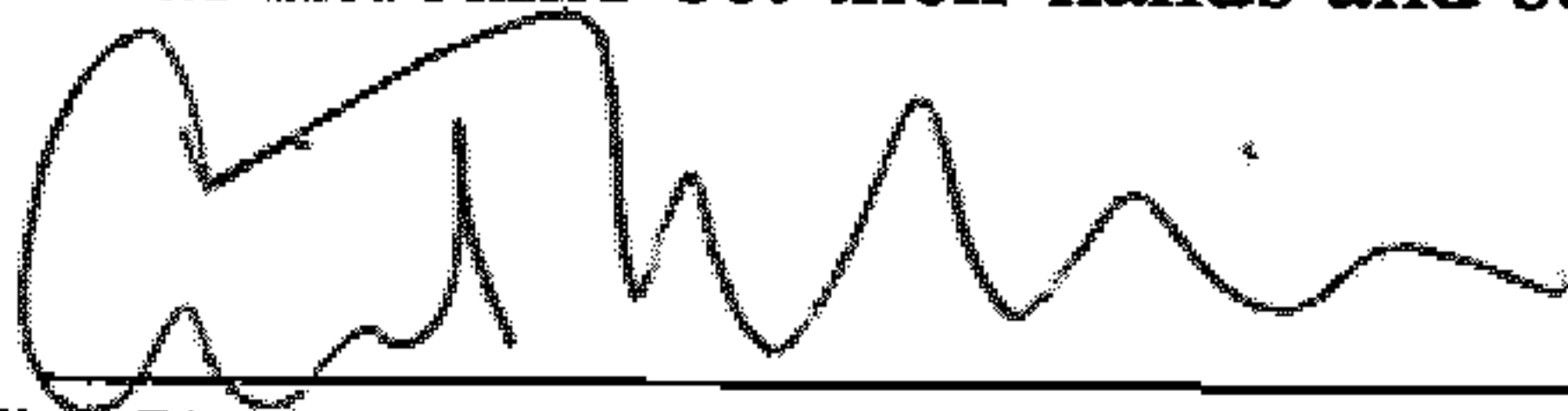
SEE EXHIBIT A FOR LEGAL DESCRIPTION

\$128,000 OF THE PURCHASE PRICE WAS PROVIDED BY A FIRST MORTGAGE  
LOAN CLOSED SIMULTANEOUSLY HERewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And I/we do for ourselves and for my/our heirs, executors, and administrators covenant with the said Grantee, and his assigns, that I/we are lawfully seized in fee simple of said premises; that it is 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and his assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, this 26<sup>th</sup> day of APRIL, 2019.


 trustee

CATHERINE RAY WILDER, AS TRUSTEE OF THE CATHERINE WENGER RAY REVOCABLE TRUST DATED MARCH 5, 2008

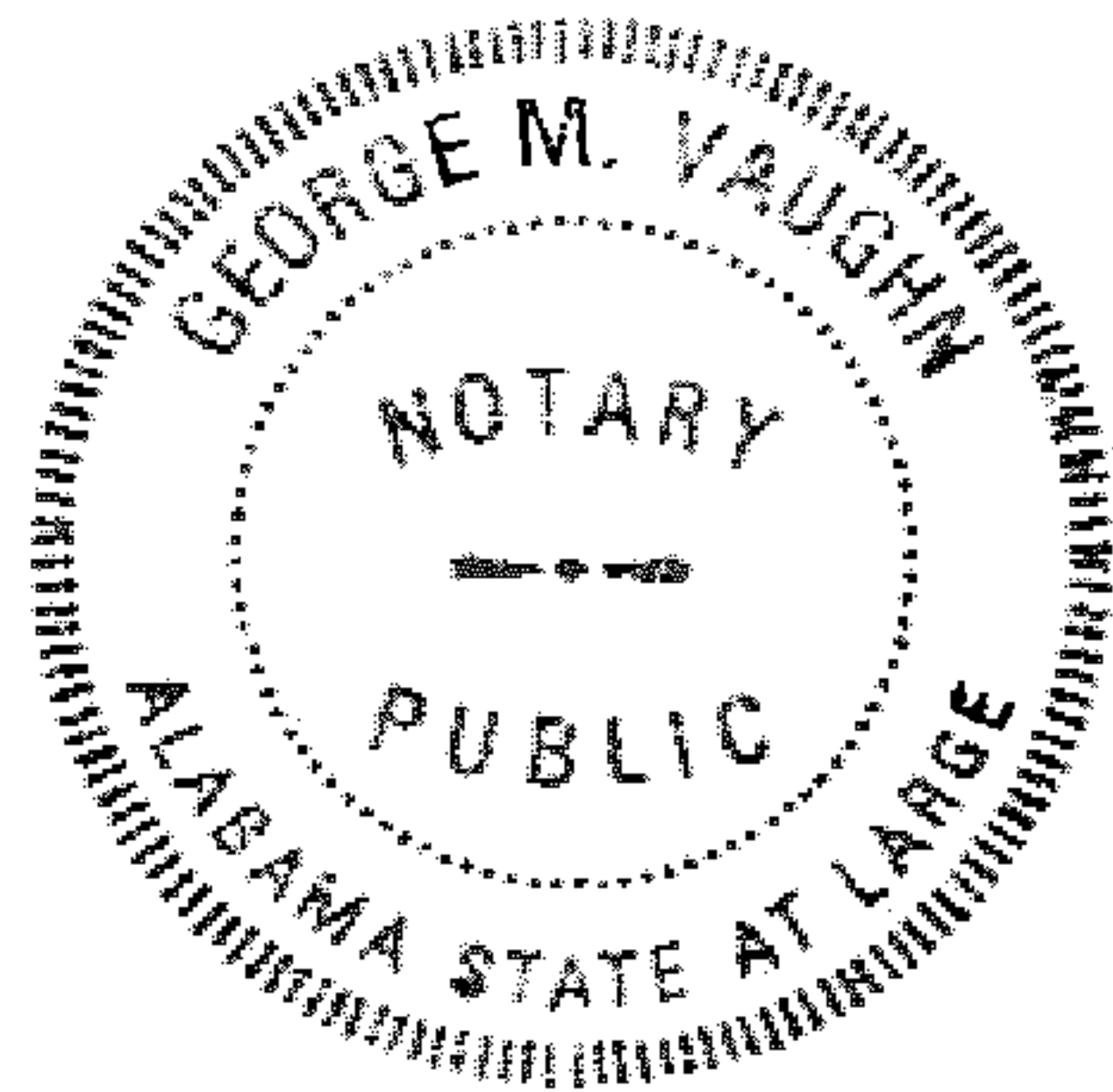
STATE OF ALABAMA                    )  
JEFFERSON COUNTY                )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, CATHERINE RAY WILDER, AS TRUSTEE OF THE CATHERINE WENGER RAY REVOCABLE TRUST DATED MARCH 5, 2008, 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, in her capacity as TRUSTEE, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of APRIL, 2019.

  
\_\_\_\_\_  
Notary Public

My Commission  
Expires: 9/18/2021



**EXHIBIT A**

**Legal Description:**

Part of the SW 1/4 of the SE 1/4 of Section 16, Township 19, Range 2 West and being more particularly described as follows:

Commence at the Southwest corner of said 1/4-1/4 section; thence run East along the South line of same a distance of 710.0 feet; thence turn 64 degrees 46 minutes to the left in a Northeasterly direction a distance of 969.30 feet; thence turn 74 degrees 52 minutes to the left in a Northwesterly direction a distance of 183.60 feet to the point of beginning of a tract herein described; thence continue along the last named course a distance of 150.0 feet; thence turn 90 degrees 00 minutes to the left in a Southwesterly direction a distance of 200.00 feet; thence turn 90 degrees 09 minutes to the left in a Southeasterly direction a distance of 160.24 feet to a point on a curve to the right having a central angle of 10 degrees 18 minutes and a radius of 1110.84 feet; thence turn 92 degrees 36 minutes to the left along the chord of said curve and run along the arc a distance of 200 feet to the point of beginning.



## Real Estate Sales Validation Form

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

Grantor's Name Catherine Weyer Roy Revocable Trust Grantee's Name John W. W. Ider  
 Mailing Address 46 George Vaughn Mailing Address 2524 Marcel Rd  
100 Old Town Road Ste 105 Birmingham AL 35244  
Birmingham AL 35216

Property Address 2524 Marcel Rd Date of Sale 4/26/2019  
Birmingham AL 35244 Total Purchase Price \$ 160,000  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$

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

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 4/26/2019

Print George M. Vaughn

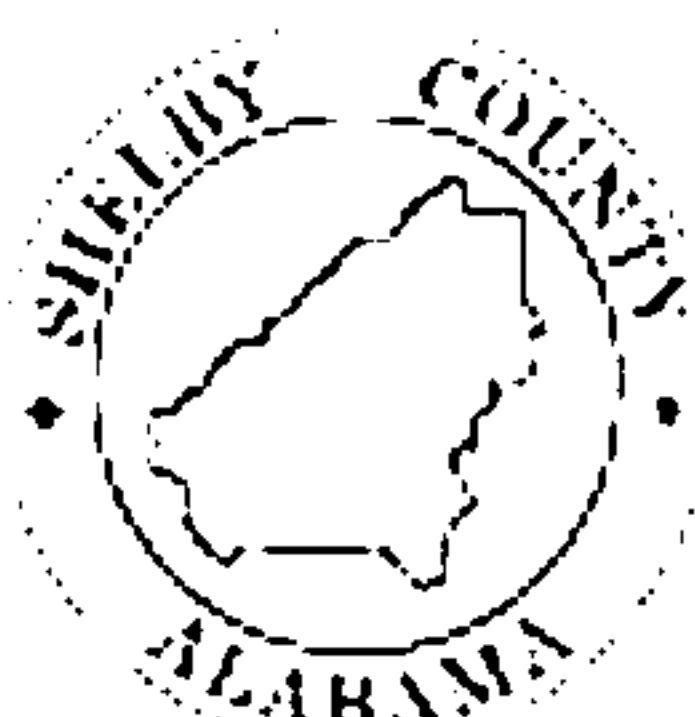
Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/26/2019 02:48:47 PM  
 \$56.00 CHARITY  
 20190426000138560

Alicia S. Bayl