

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

This instrument was prepared by

**Sandy F. Johnson**

Attorney at Law

3156 Pelham Parkway, Suite 2

Pelham, AL 35124

20191120000432780

11/20/2019 01:22:39 PM

DEEDS 1/9

Send Tax Notice to: Estate of

(Name) Betty Ruth Alverson, deceased

(Address) 2393 20th St

Calhoun 35040

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**Warranty Deed**

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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sandra Alverson Roberts, a married woman, Donna Alverson Bradshaw, a married woman, and Charles Carrell Alverson, Jr., a married man, being the soles heirs and next-of-kin of Charles Carrell Alverson, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto the **Estate of Betty Ruth Alverson, deceased** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

From the NE corner of the West half of SW 1/4 of NE 1/4 of Section 3, Township 24 South, Range 13 East, in Shelby County, Alabama, run S6°40'E 436 feet to the SW corner of W. W. Howell property; thence N6°40'W 30 feet to the South side of the paved street; thence turn an angle of 115°20' to the left and run 115 feet on and along said South line of street to the beginning point of the parcel of land herein described; from the beginning point thus established turn an angle of 93°30' left and run 150 feet; thence turn an angle of 93°30' right and run 100 feet; thence turn an angle of 86°30' right and run 150 feet to the South side of Street; thence turn an angle of 93°30' right and run 100 feet to Point of Beginning, the last course being along the South side of said Street, situated in Shelby County, Alabama.

**REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HERewith.**

**REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVIT HERETO ATTACHED AS EXHIBIT "B", SAME OF WHICH IS FULLY INCORPORATED HERewith.**

**THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR, NOR THAT OF THEIR RESPECTIVE SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.**

**CHARLES CARRELL ALVERSON WAS ONE AND THE SAME PERSON AS CHARLES CARROLL ALVERSON, GRANTEE WITHIN THAT CERTAIN QUIT CLAIM DEED RECORDED AT BOOK 316, PAGE 460, IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA.**

**IT IS THE INTENT OF THE PARTIES HEREIN TO CURE THE DEFECT IN THE PREVIOUS QUIT CLAIM DEED WHICH OMITTED A SURVIVORSHIP PROVISION.**

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 grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

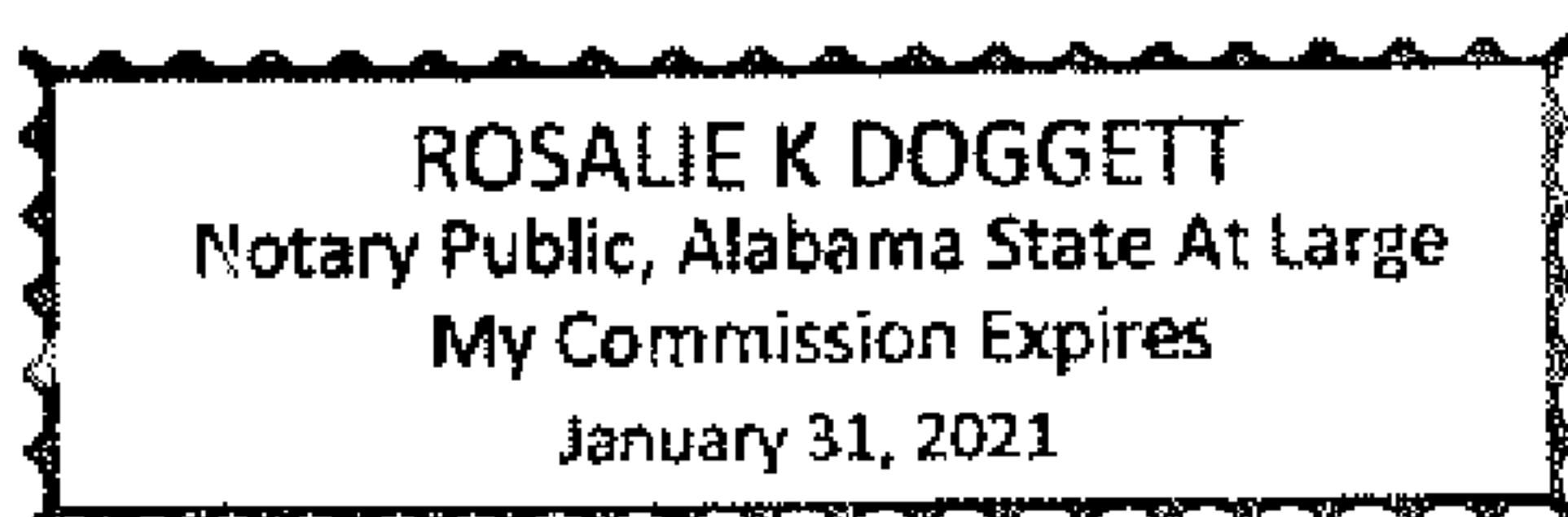
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 14 day of November, 2019.

Sandra Alverson Roberts  
Sandra Alverson Roberts

STATE OF Alabama )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sandra Alverson Roberts**, 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 14 day of November, 2019.



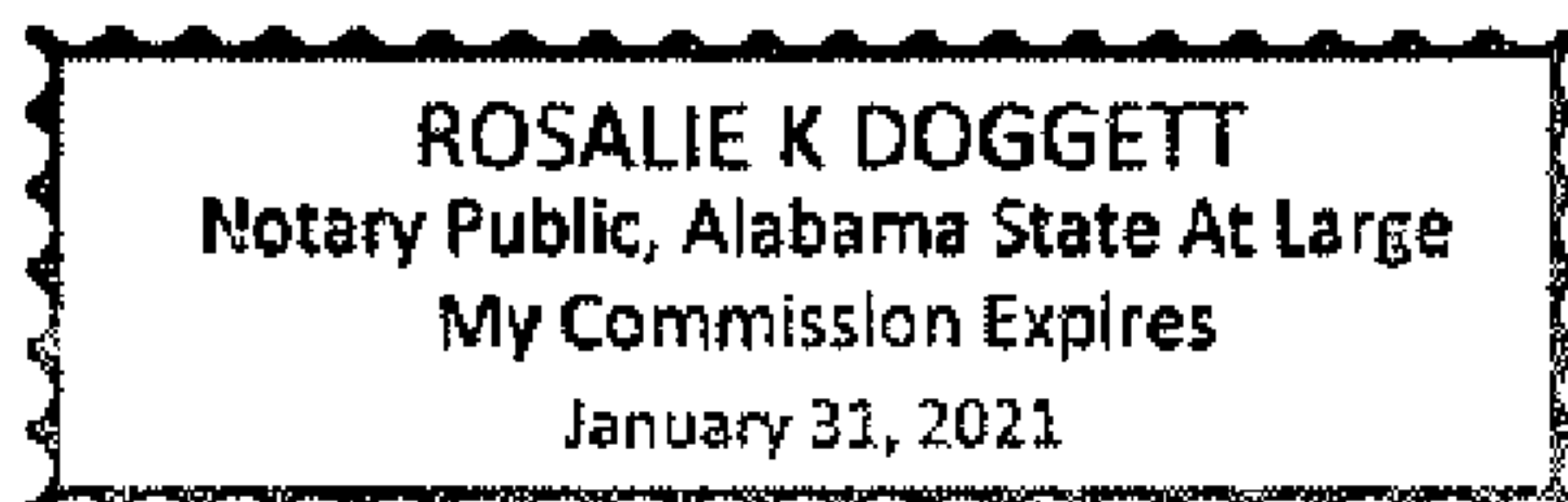
[Signature]  
Notary Public  
My commission expires: 1/31/21

STATE OF Alabama )  
COUNTY OF Shelby )

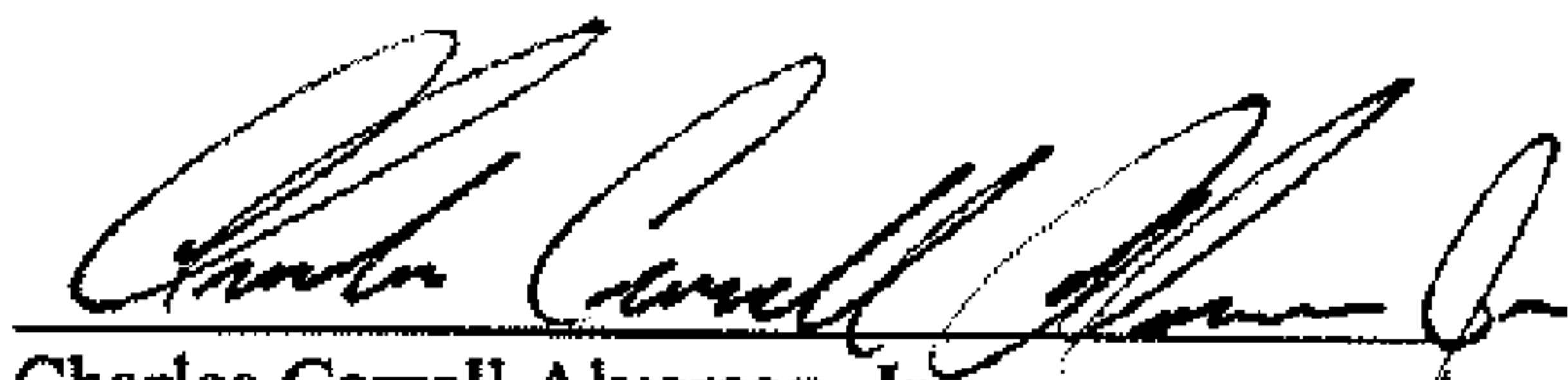
Donna Alverson Bradshaw  
Donna Alverson Bradshaw

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Donna Alverson Bradshaw**, 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 14 day of November, 2019.



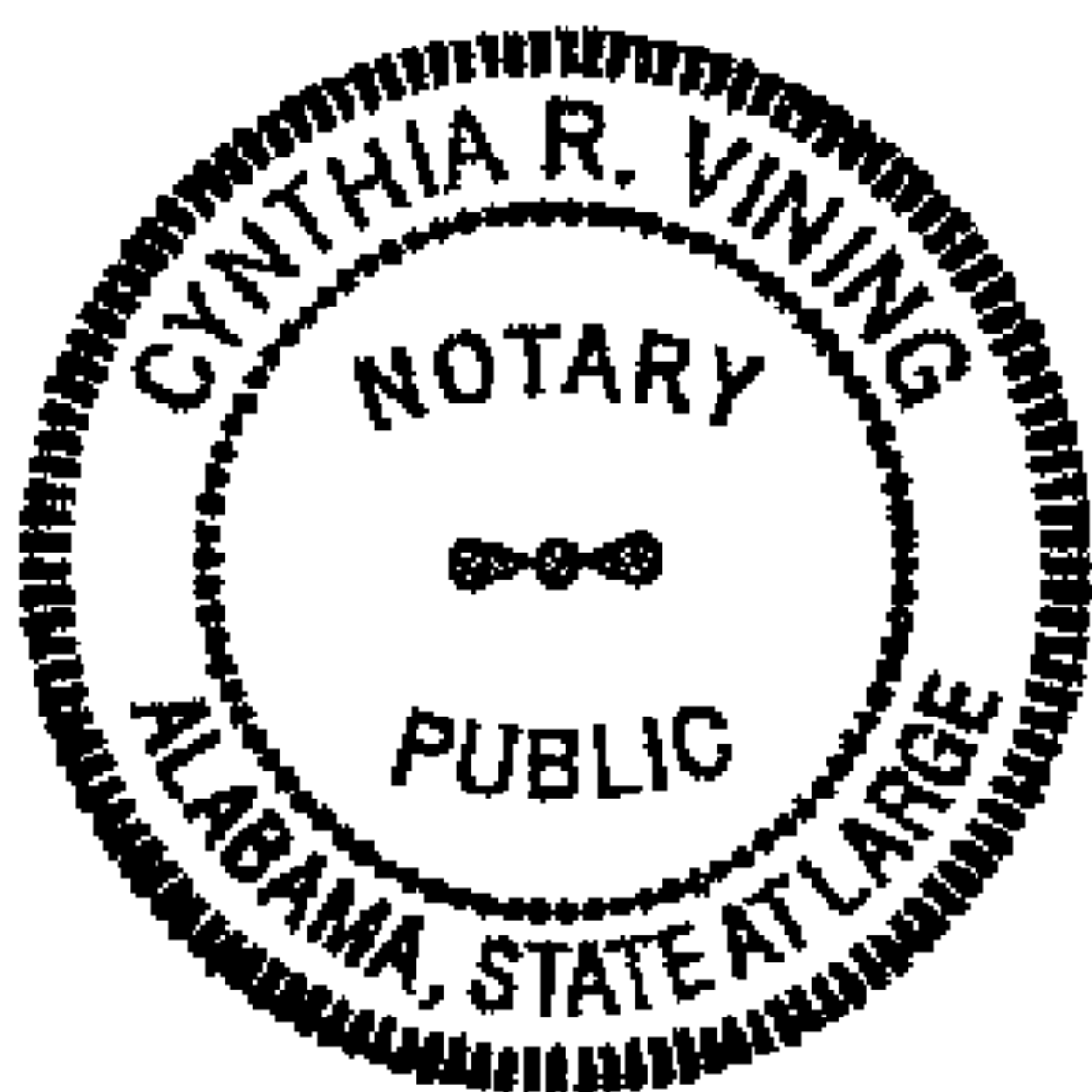
[Signature]  
Notary Public  
My commission expires: 1/31/21

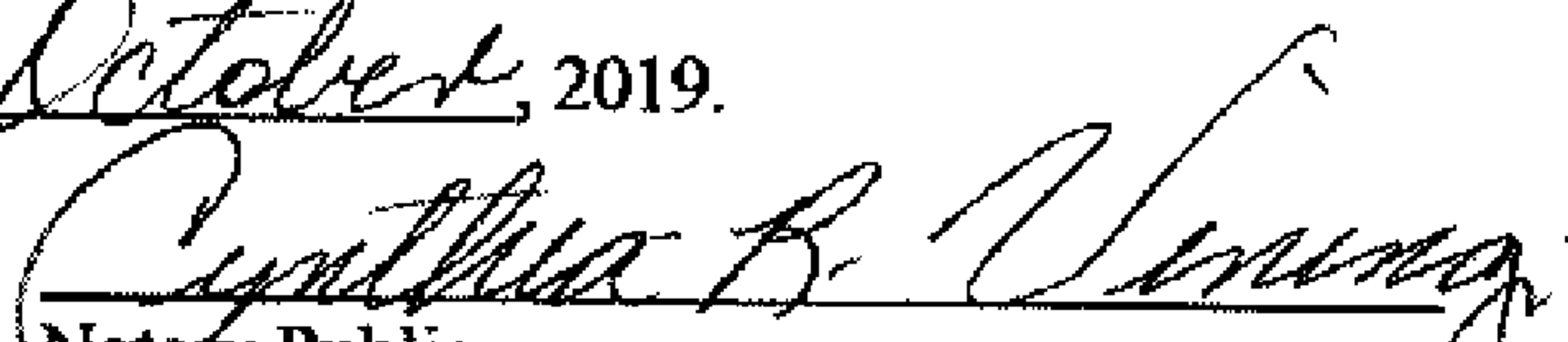
  
Charles Carrell Alverson, Jr.

STATE OF Alabama )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles Carrell Alverson, Jr.**, 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 10<sup>th</sup> day of October, 2019.



  
Notary Public  
My commission expires. **My Commission Expires:**  
~~February 23, 2021~~

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**HEIRSHIP AFFIDAVIT**  
**(Exhibit "A")**

COME NOW Sandra Alverson Roberts, Donna Alverson Bradshaw and Charles Carrell Alverson, Jr., as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. All Affiants herein have personal knowledge of the facts stated within this Affidavit, are over the age of nineteen (19) years, and competent to execute this Affidavit.
2. On or about March 14, 2013, Charles Carrell Alverson died intestate while residing in Shelby County, Alabama.
3. The Decedent died while seized of certain real property situated in Shelby County, Alabama, hereinafter described, as follows:

From the NE corner of the West half of SW 1/4 of NE 1/4 of Section 3, Township 24 South, Range 13 East, in Shelby County, Alabama, run S6°40'E 436 feet to the SW corner of W. W. Howell property; thence N6°40'W 30 feet to the South side of the paved street; thence turn an angle of 115°20' to the left and run 115 feet on and along said South line of street to the beginning point of the parcel of land herein described; from the beginning point thus established turn an angle of 93°30' left and run 150 feet; thence turn an angle of 93°30' right and run 100 feet; thence turn an angle of 86°30' right and run 150 feet to the South side of Street; thence turn an angle of 93°30' right and run 100 feet to Point of Beginning, the last course being along the South side of said Street, situated in Shelby County, Alabama.

4. The Decedent was survived by his next-of-kin and heirs at law, all of whom are over the age of nineteen (19) years and of sound mind, whose names, addresses and relationships to the Decedent are hereinafter designated, as follows:

Sandra Alverson Roberts, surviving daughter  
95 Burgundy Lane  
Calera, AL 35040

Donna Alverson Bradshaw, surviving daughter  
165 Cresthaven Drive  
Calera, AL 35040

Charles Carrell Alverson, Jr., surviving son  
1015 Willow Creek Court  
Alabaster, AL 35007

5. There were no next-of-kin to survive the Decedent herein, other than those specifically enumerated hereinabove, and Decedent had no children, other than those hereinabove named, either natural or adopted

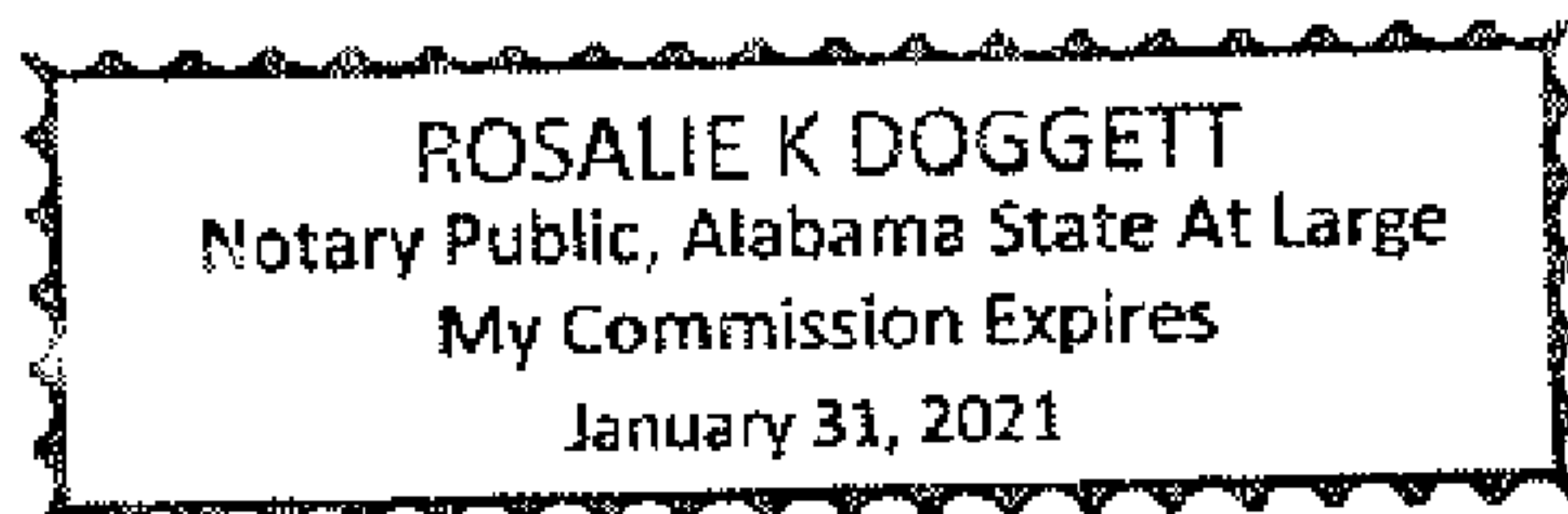
6. All debts and charges against the estate of the Decedent have heretofore been fully satisfied.

Furthermore, the Affiants saith naught.

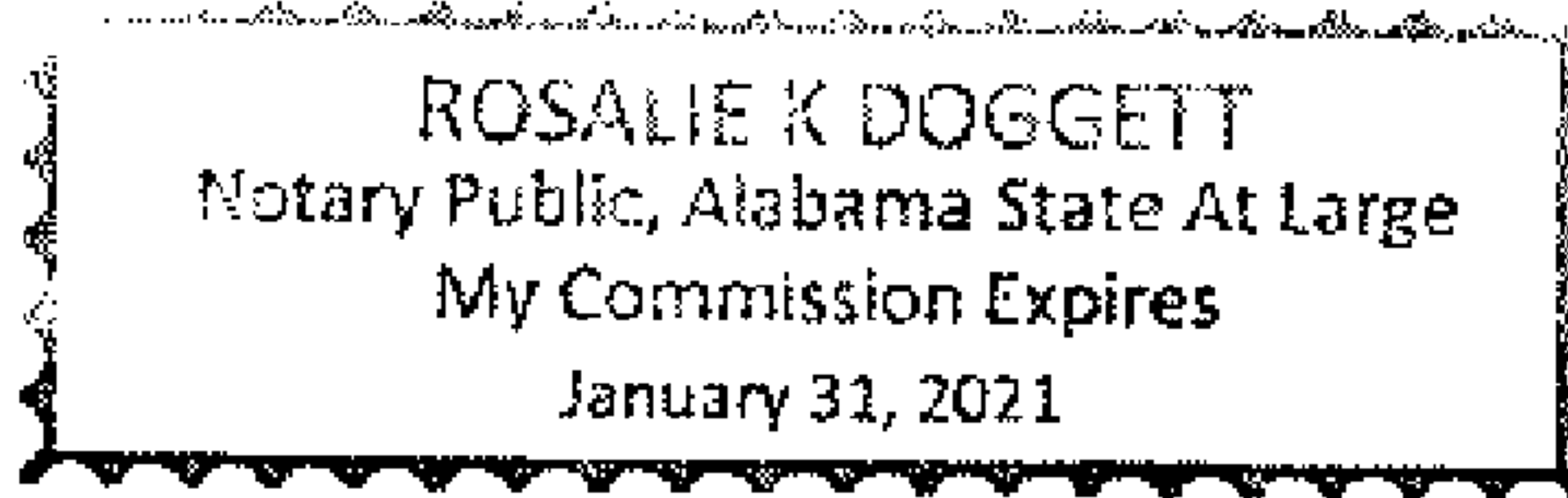
*Sandra Alverson Roberts*  
SANDRA ALVERSON ROBERTS

STATE OF Alabama )  
COUNTY OF Shelby )

Sworn to and subscribed before me this 14 day of November,  
2019.



*[Signature]*  
Notary Public  
My commission expires: 1/31/21

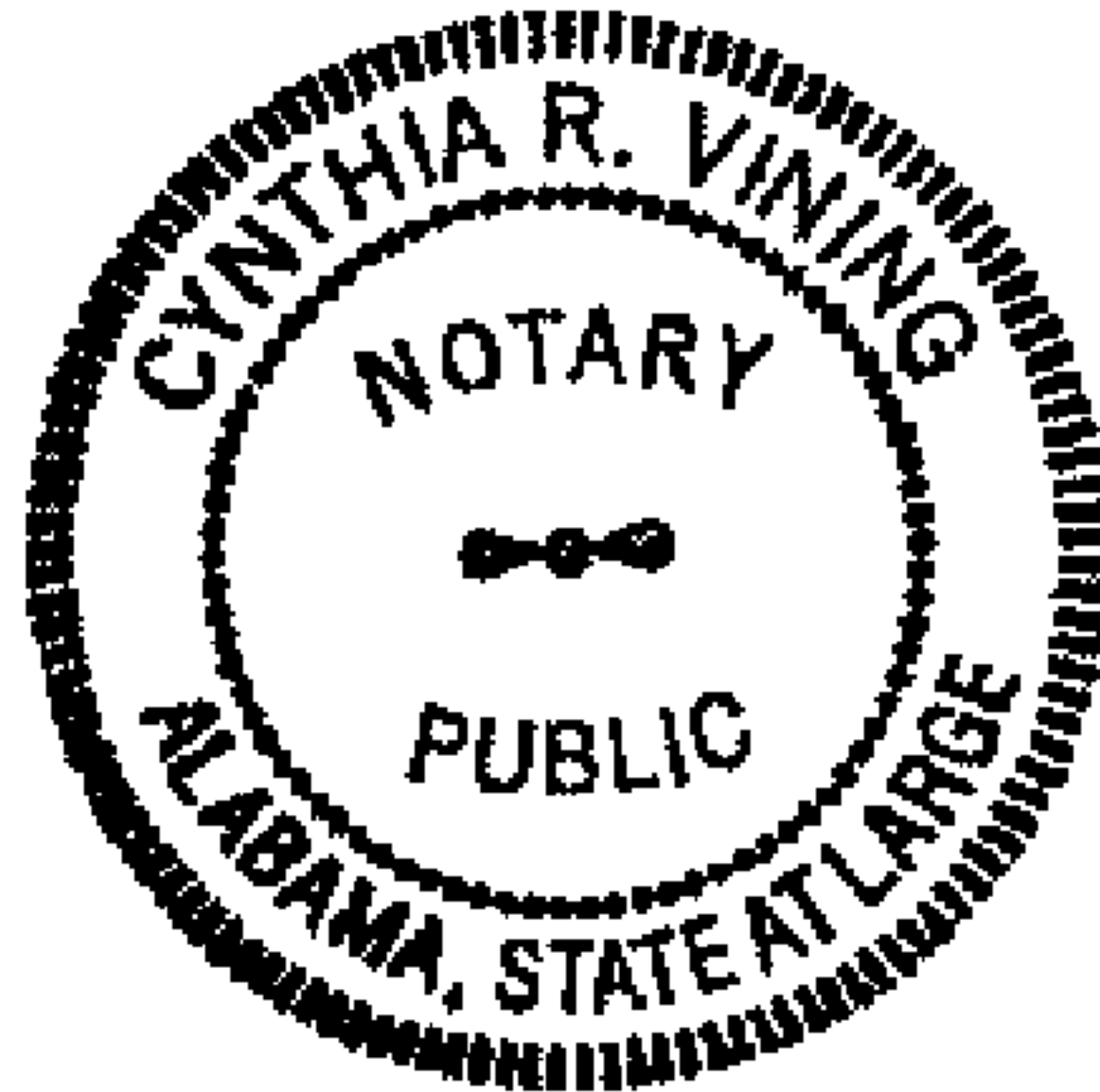


Donna Alverson Bradshaw  
DONNA ALVERSON BRADSHAW

STATE OF Alabama )  
COUNTY OF Shelby )

Sworn to and subscribed before me this 14 day of November,

2019.



Cynthia Vining  
Notary Public  
My commission expires: February 23, 2021 My Commission Expires:

Charles Carrell Alverson, Jr.  
CHARLES CARRELL ALVERSON, JR.

STATE OF ALABAMA )  
COUNTY OF Shelby )

Sworn to and subscribed before me this 10<sup>th</sup> day of October,

2019.



STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**DISINTERESTED PARTY AFFIDAVIT**

COME NOW, DONNA FRANKLIN and Billy Franklin, as  
"Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say  
as follows:

1. Affiant, Donna Franklin, hereby acknowledges and confirms that he/she  
has personal knowledge of the facts stated herein, is over the age of 19 years,  
competent to execute this Affidavit, and his/her current address is  
345 Dogwood Trail Alabaster Al 35007. Said Affiant further  
states that he/she has no pecuniary or other interest in the estate of Charles Carrell  
Alverson.
2. Affiant, Billy W Franklin, hereby acknowledges and confirms that he/she  
has personal knowledge of the facts stated herein, is over the age of 18 years,  
competent to execute this Affidavit, and his/her current address is  
345 Dogwood Trail Alabaster Al 35007. Said Affiant further states  
that he/she has no pecuniary or other interest in the estate of Charles Carrell  
Alverson.
3. Said Affiants hereby state that they are personally familiar with the family history of  
Charles Carrell Alverson, and hereby acknowledge and confirm that Charles Carrell  
Alverson died on March 14, 2013. Charles Carrell Alverson (the "Decedent" herein)  
died seized of certain real estate situated in Shelby County, Alabama, as reflected by  
Quit Claim Deed recorded in the Office of the Probate Judge, Shelby County,  
Alabama, at Book 316, Page 460.
4. Said decedent was married at the time of his decease to Betty Ruth Alverson, who  
died on or about December 2, 2018. Said decedent was survived by three children,  
Sandra Alverson Roberts, Donna Alverson Bradshaw, and Charles Carrell Alverson,  
Jr. Said children were also the only next-of-kin and heirs-at-law of Betty Ruth

Alverson. All of said heirs of Charles Carrell Alverson are well over the age of nineteen (19) years, and are, to the knowledge of the Affiants, of sound mind.

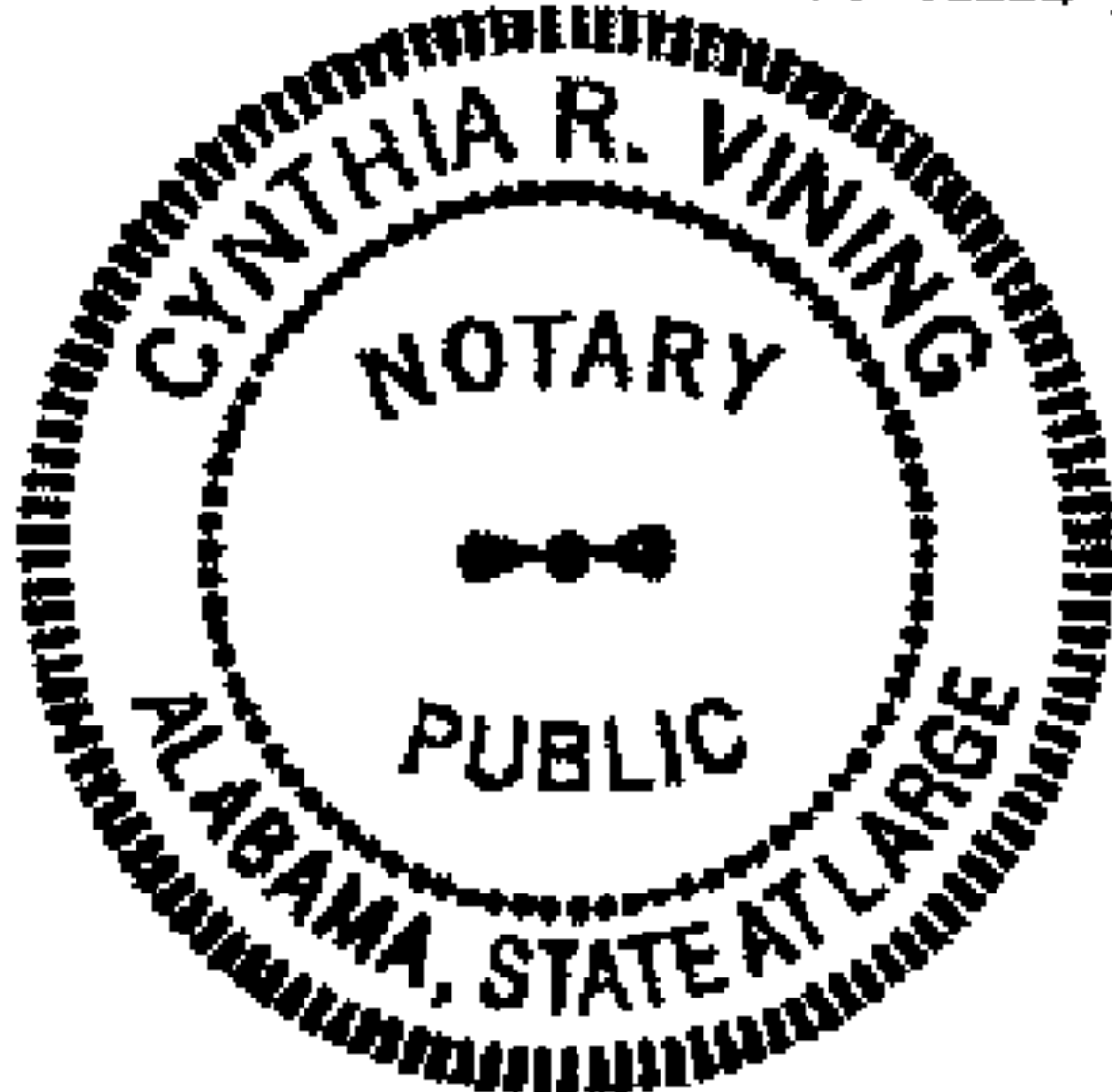
5. Affiants are not aware of any persons or entities who have claim to the real property of which Charles Carrell Alverson died seized, other than his children hereinabove named.

FURTHERMORE, the Affiants saith naught.

Donna Franklin  
Donna Franklin, Affiant

STATE OF ALABAMA )  
COUNTY OF Shelley

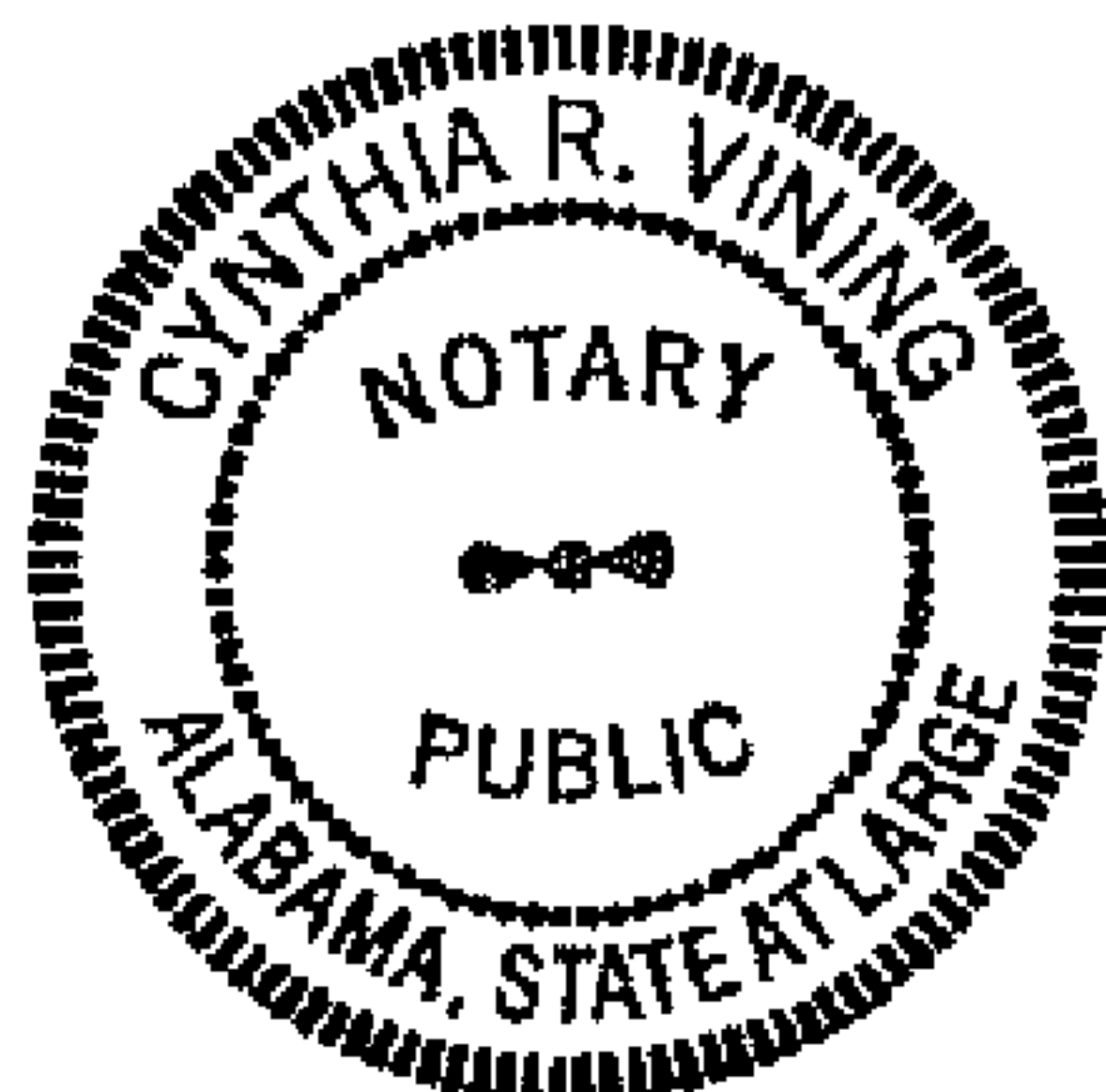
Sworn to and subscribed before me this 10<sup>th</sup> day of October, 2019.



Cynthia R. Vinig  
Notary Public  
My Commission Expires: February 23, 2021

STATE OF ALABAMA )  
COUNTY OF Shelley

Sworn to and subscribed before me this 10<sup>th</sup> day of October, 2019.



Billy W. Franklin  
Billy W. Franklin, Affiant

Cynthia R. Vinig  
Notary Public  
My Commission Expires: February 23, 2021



# Real Estate Sales Validation Form

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

Grantor's Name Alverson Heirs  
Mailing Address 2393 20th Street  
Calera, AL 35040

Grantee's Name Alverson Estate  
Mailing Address 2393 20th Street  
Calera, AL 35040

Property Address 2393 20th Street  
Calera, AL 35040

Date of Sale 11/14/2019

Total Purchase Price \$

or

Actual Value \$

20191120000432780 11/20/2019 01:22:39 PM DEEDS 9/9 or

Assessor's Market Value \$ 119,000.00 (exempt - title curative)

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

☐ Appraisal

☐ Sales Contract

☒ Other Title Curative Deed

☐ Closing Statement

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 11/14/19



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/20/2019 01:22:39 PM  
\$47.00 CHERRY  
20191120000432780

Print

Sandy F. Johnson

Sign

*[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1