

This instrument was prepared by:

**David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209**

Send tax notice to:

**Kayla Alexandra Guillot
210 Coales Branch Ln
Pelham, Alabama 35124**

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Forty Five Thousand Five Hundred and 00/100 Dollars (\$145,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Vincent Anthony Pilato, as Personal Representative of the Estate of Betty Jean Berry, deceased,
Probate Case No, PR-2020-000065, Shelby County, Alabama**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Kayla Alexandra Guillot

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

**Lot 23, according to the Survey of Second Sector, Hidden Creek II as recorded in Map Book 25,
page 34 in the Probate Office of Shelby County, Alabama**

Subject to: (1) 2020 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

\$135,836.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Betty Jean Berry is one and the same person as Betty J. Berry, grantee in that certain Deed recorded in Instrument No. 2002-3818.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, **her** heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
27 day of February, 2020.

Estate of Betty Jean Berry

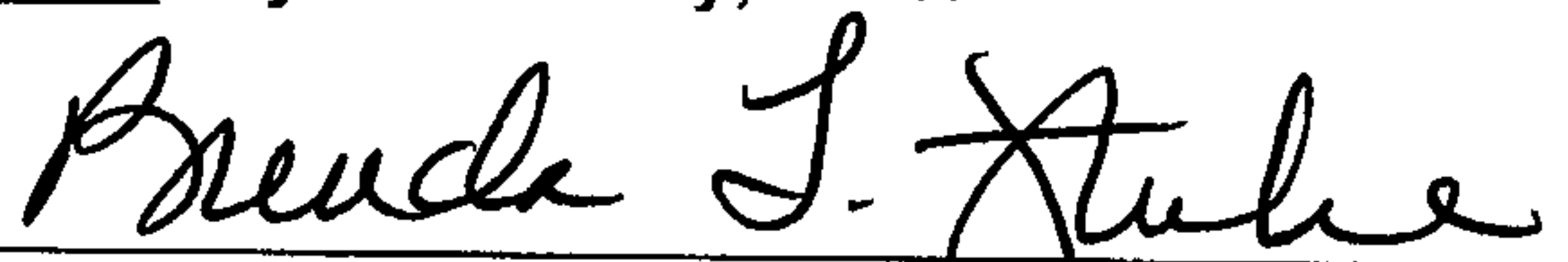


(Seal)
BY: Vincent Anthony Pilato
ITS: Personal Representative

STATE OF Virginia
Norfolk city
COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Vincent Anthony Pilato** as **Personal Representative** of **Estate of Betty Jean Berry** 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 and with full authority as such **Personal Representative** he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of February, 2020.



Notary Public

My Commission Expires: 04/30/2021



20200303000083240 03/03/2020 10:34:13 AM DEEDS 3/3
REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Estate of Betty Jean Berry**
Mailing Address: **210 Coales Branch Ln**
Pelham, Alabama, 35124

Date of Sale: **February 28th, 2020**

Property Address: **210 Coales Branch Ln**
Pelham, Alabama, 35124

Total Purchase Price: **\$145,500.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **Kayla Alexandra Guillot**
Mailing Address: **2532 Windsor Ct**
Alabaster, AL, 35007

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 _____

☒ 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 Section 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 Section 40-22-1 (h).

Date: 2/28/2020

Print: Gilmer T. Simmons

☐ Unattested _____
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2020 10:34:13 AM
\$38.00 CHARITY
20200303000083240

Allen S. Bayl