

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

20200311000096770
03/11/2020 10:22:54 AM
DEEDS 1/8

Send Tax Notice to:
(Name) Clement Taylor
(Address) 923 Haddington Dale
Pelham, AL 35124

Warranty Deed

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, **Clement Taylor, an unmarried man, Cynthia J. Taylor, an unmarried woman, Dean A. Taylor, a/an married man, Allison K. Fuller, a/an married woman, being the sole heirs and next-of-kin of Charlotte A. Taylor, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Clement Taylor (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 312, according to the Final Plat of Haddington Parc at Ballantrae, Phase I as recorded in Map Book 32, Page 12, in the Probate Office of Shelby County, Alabama.

REFERENCE IS HEREBY MADE TO THE AFFIDAVIT AS TO HEIRS HERETO ATTACHED AS EXHIBIT "A", 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.

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 4th day of March, 2020.

Clement Taylor
Clement Taylor

STATE OF ALABAMA)
COUNTY OF SHELBY)

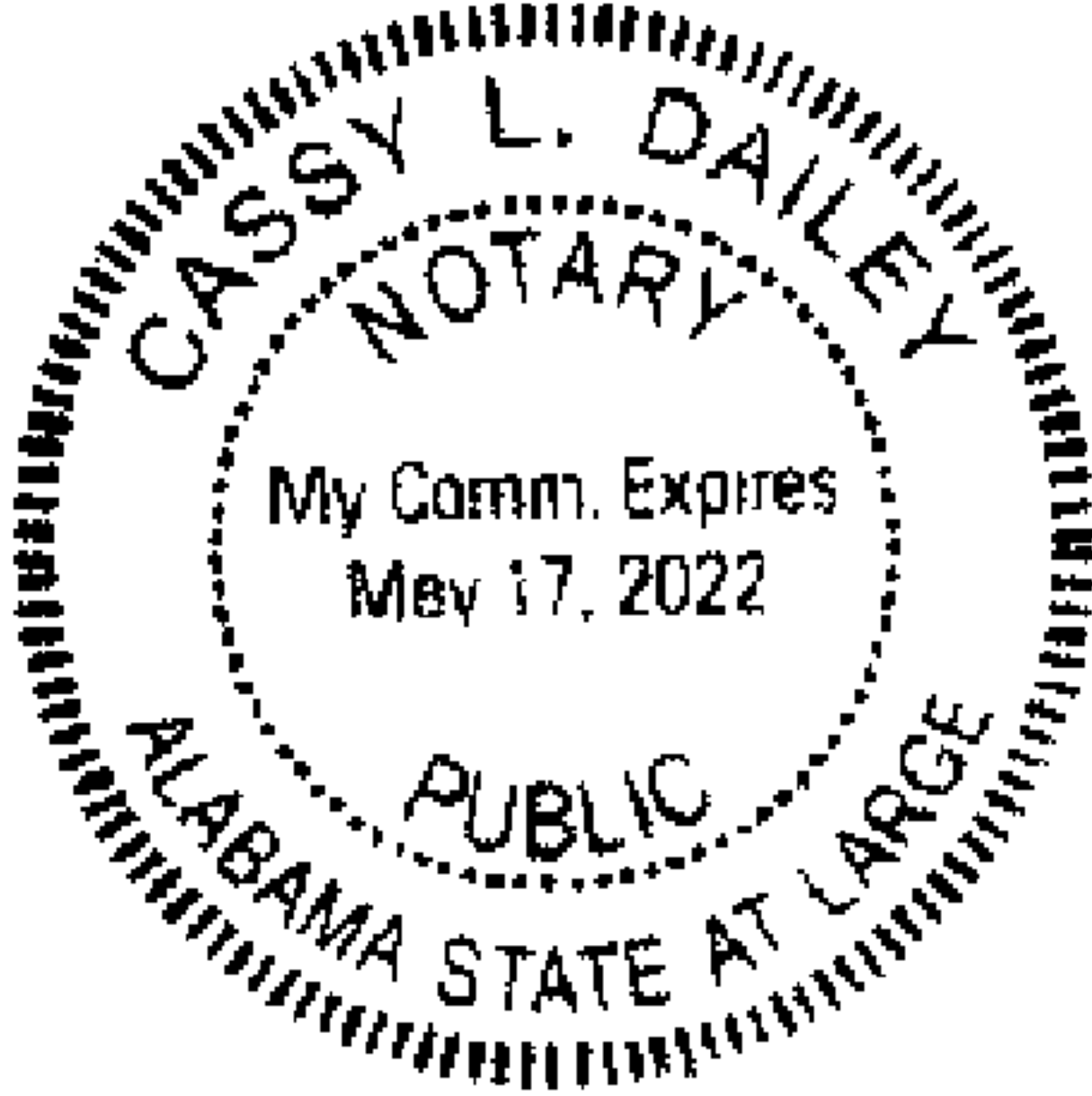
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Clement Taylor**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, 2020.

Seller Address:
923 Haddington Dale
Pelham, AL 35124

Buyer Address:
923 Haddington Dale
Pelham, AL 35124

Actual Value: 230,000.00
Conveying 1/2 Interest - 115,000.00



Cassy L. Dailey
Notary Public
My commission expires: 5-17-22

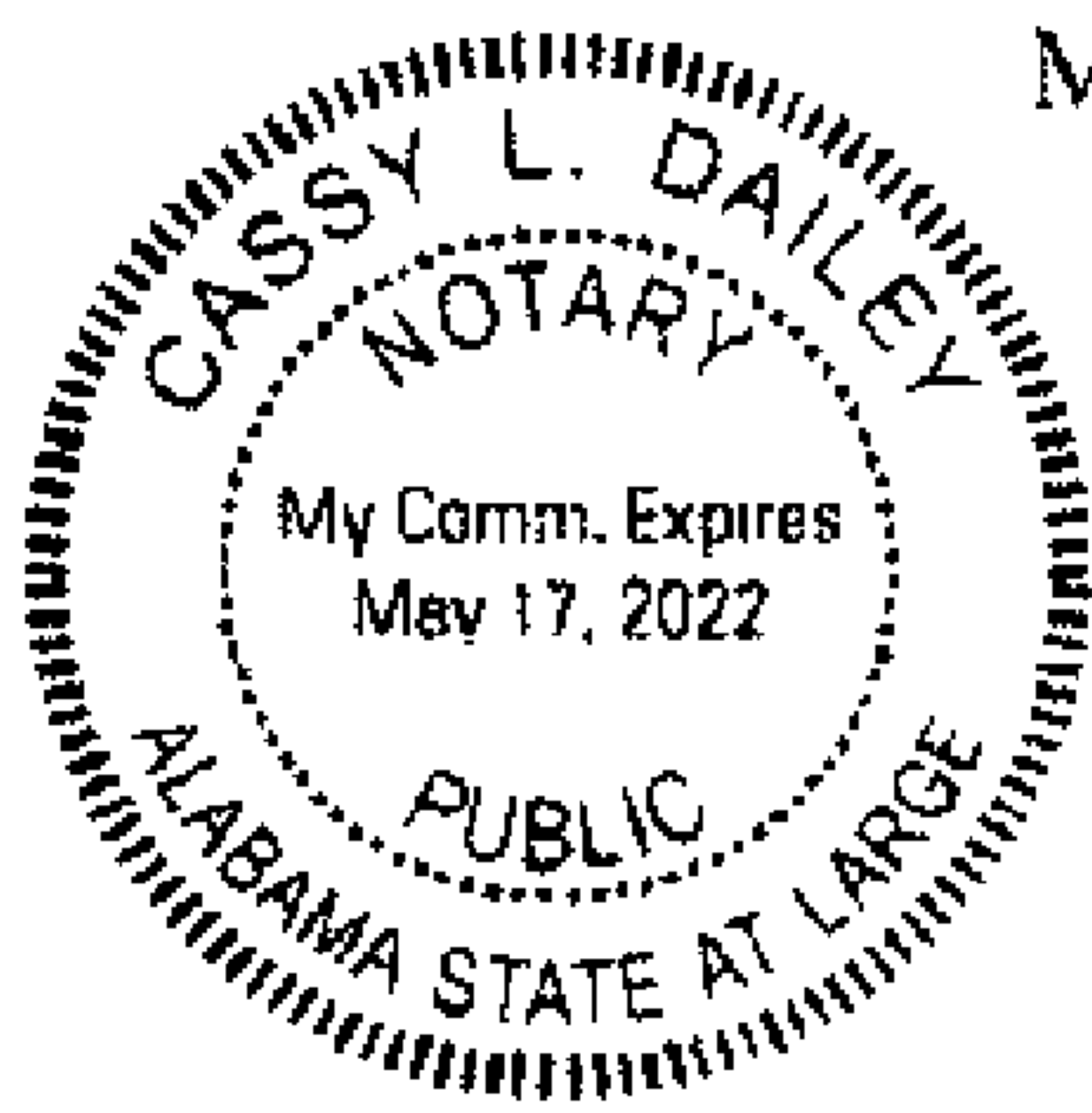
Cynthia J. Taylor
Cynthia J. Taylor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cynthia J. Taylor**, whose names are signed to the foregoing conveyance, and who are 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 4th day of March, 2020.

Cassy L. Dailey
Notary Public
My commission expires: 5-17-22



Dean A. Taylor
Dean A. Taylor

Indiana^{HW}
STATE OF ~~ALABAMA~~)
COUNTY OF ~~SHELBY~~)
Warrick^{HW}

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dean A. Taylor**, whose names are signed to the foregoing conveyance, and who are 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 3rd day of March, 2020.

Amanda M. Malhotra
Notary Public
My commission expires: 09/26/2027



Allison K Fuller
Allison K. Fuller

South Lading
STATE OF ~~ALABAMA~~)
COUNTY OF ~~SHELBY~~)
Allen

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Allison K. Fuller**, whose names are signed to the foregoing conveyance, and who are 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 3 day of March, 2020.

[Signature]
Notary Public
My commission expires:

My Commission Expires July 23rd, 2023

Prepared by:
John R. Holliman, Esq.
2491 Pelham Pkwy
Pelham, Al 35124

AFFIDAVIT AS TO HEIRS

State of ALABAMA
County of Shelby

On this 3rd day of March before me personally appeared, the undersigned to me personally known, the undersigned, who being by me duly sworn, on oath say that Affiant is familiar with the family history of CHARLOTTE A. TAYLOR aka Charlotte Aileen Taylor, deceased having known the family for many years.

The purpose of this affidavit is to establish the heirs and next of kin of Charlotte A. Taylor under Section 43-8-41 et seq. of the Code of Alabama and therefore the joint owner along with Clement Earldean Taylor of the real property described herein.

Charlotte A. Taylor died on November 1, 2019. Decedent did have a Last Will and Testament in the State of Kentucky, dated June 19, 1996 that appears to be incapable of being probated and shall not be offered for Probate.

She was a tenant in common with Clement Taylor of the following described property:

LOT 312 ACCORDING TO THE SURVEY OF FINAL PLAT OF HADDINGTON PLACE AT BALLANTRAE PHASE I AS RECORDED IN MAP BOOK 32, PAGE 12 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

And Affiant further states that said deceased left surviving persons, as heirs or otherwise interested in the estate:

Name of widower: Clement Taylor

Children:

CYNTHIA J. TAYLOR, DEAN A. TAYLOR AND ALLISON K. FULLER

Adopted children: NONE

Descendants of deceased children: NONE.

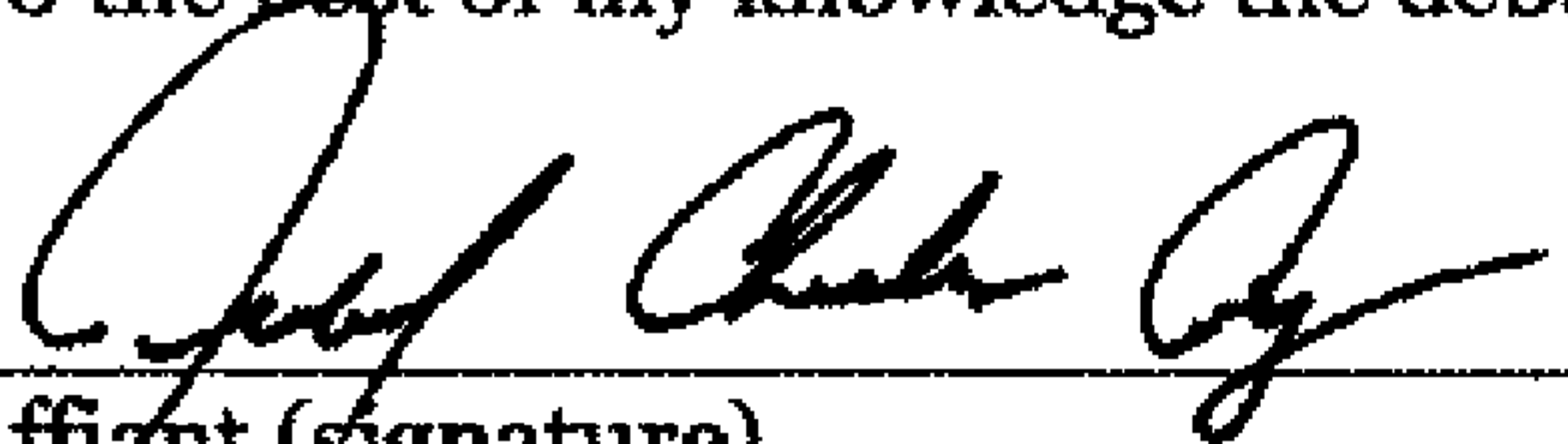
Parents deceased:

And Affiant further states that said descendants left no other children or adopted children or descendants of deceased or adopted children.

And that all of the above parties are of sound mind and over the age of nineteen years except the following: NONE

Names of minors: NONE

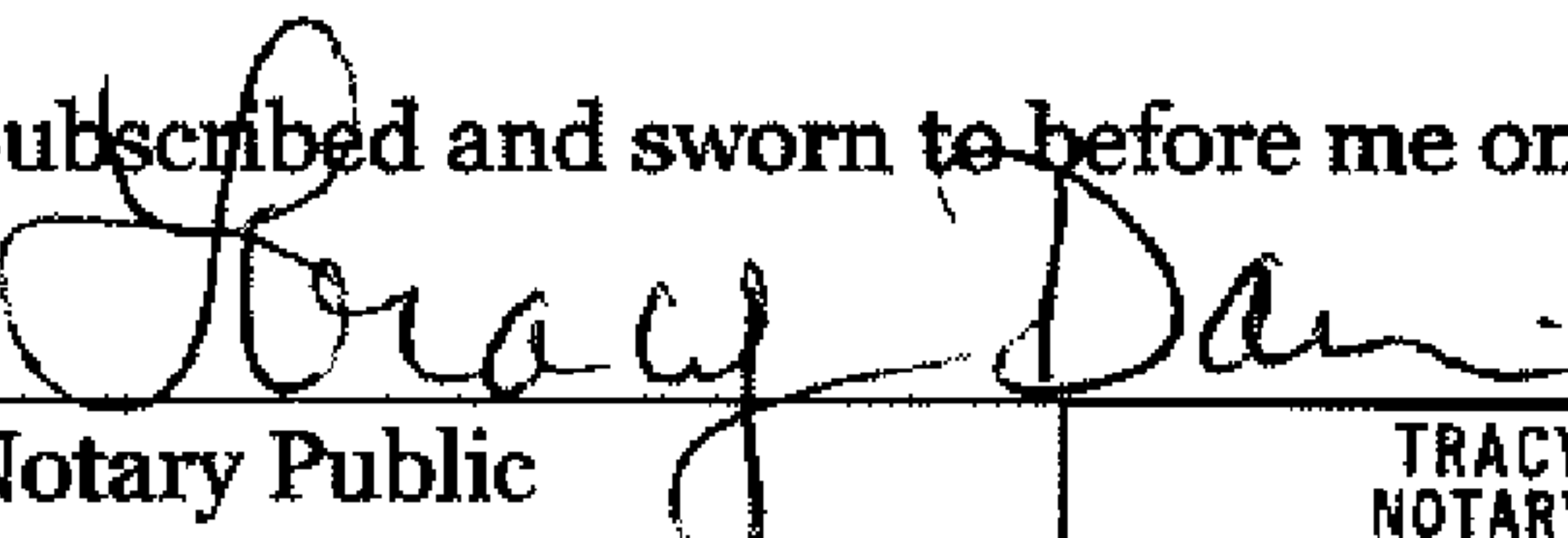
To the best of my knowledge the debts against said estate have been paid.


Affiant (signature)

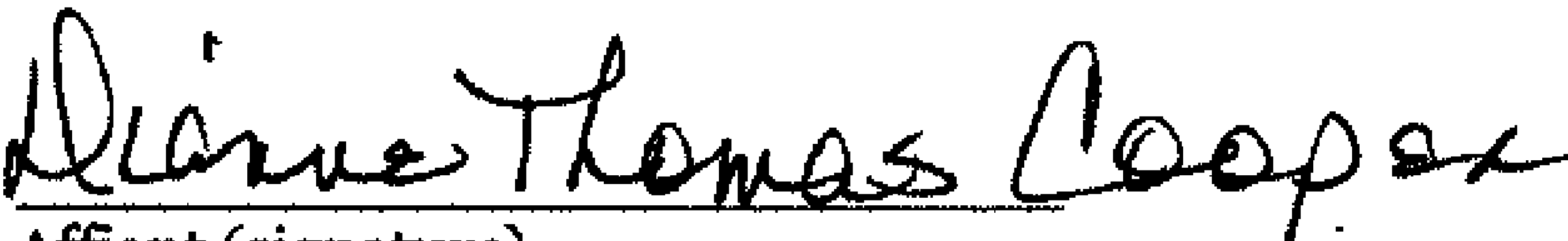
RICHARD CHARLES COOPER

921 HADDINGTON DALE
Address PELHAM, AL 35124

Subscribed and sworn to before me on this 3rd day of March 2020.


Notary Public
My term expires:

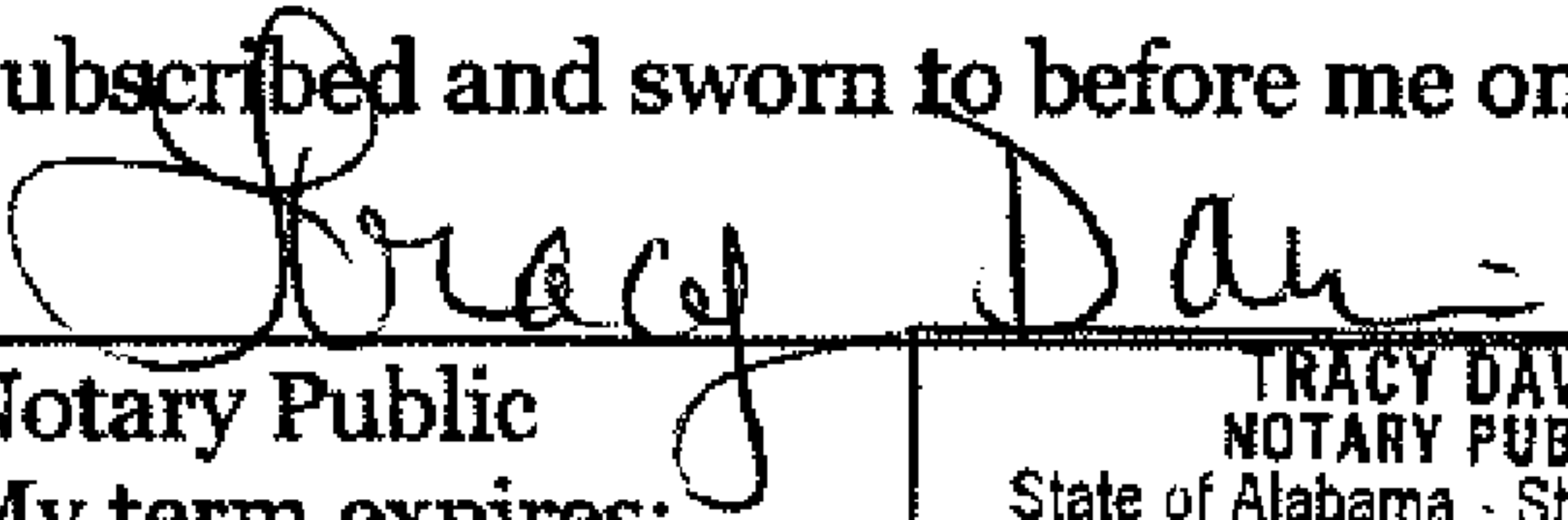
TRACY DAVIS
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires Sep. 23, 2023


Affiant (signature)

DIANNE THOMAS COOPER

921 HADDINGTON DALE
Address PELHAM, AL 35124

Subscribed and sworn to before me on this 3rd day of March 2020.


Notary Public
My term expires:

TRACY DAVIS
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires Sep. 23, 2023

Accepted and Agreed:

Clement Taylor

Clement Taylor

Cynthia J. Taylor

Cynthia J. Taylor

Dean A. Taylor

Dean A. Taylor

Allison K. Fuller

Accepted and Agreed:

Clement Taylor

Cynthia J. Taylor

Dean A. Taylor

Allison K. Fuller

Allison K. Fuller



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2020 10:22:54 AM
\$161.00 CHARITY
20200311000096770

Allison S. Bayl