

This instrument prepared by:  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Nicholas A. Dillard and Adrienne B. Dillard  
145 Sommersby Circle  
Pelham, AL 35124

## WARRANTY DEED

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Fifty-Six Thousand Seven Hundred And No/100 Dollars (\$156,700.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Tina Wilcoxon, a married woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Nicholas A. Dillard and Adrienne B. Dillard and Jeffrey L. Dillard (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 23, according to the Survey of Sommersby Townhomes, as recorded in Map Book 20, Page 112, in the Probate Office of Shelby County, Alabama.

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.

Subject to a third party mortgage in the amount of \$153,846.00 executed and recorded simultaneously herewith.

**The purchase of the herein described real property is being financed in whole or in part by the proceeds of a PURCHASE MONEY MORTGAGE being executed simultaneously herewith.**

Tina Wilcoxon is one and the same as Tina Works, who acquired title under Instrument Number 20020501000204190, recorded on May 1, 2002 in the Office of the Judge of Probate of Shelby County, Alabama.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of her spouse.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 30<sup>th</sup>, 2020.

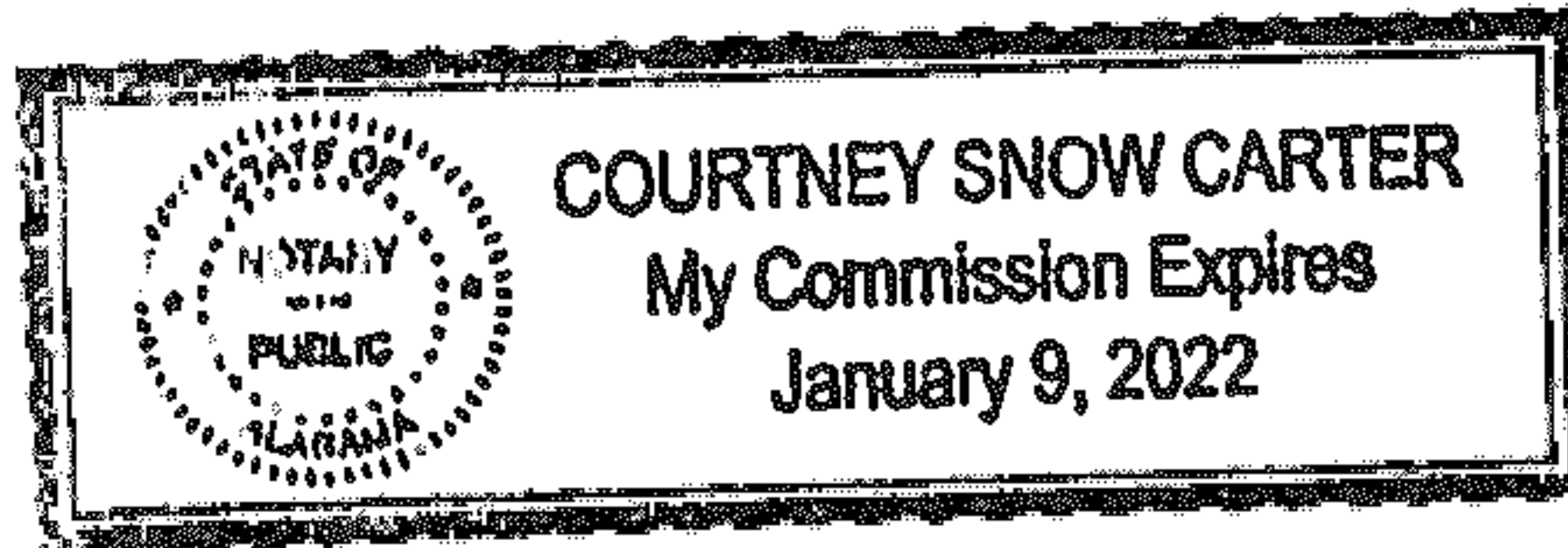
Tina Wilcoxon  
Tina Wilcoxon

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tina Wilcoxon 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 on this 30<sup>th</sup> day of April, 2020

Courtney Snow Carter  
Notary Public  
My commission expires



## Real Estate Sales Validation Form

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

Grantor's Name Tina Wilcoxon

Mailing Address 145 Sommersby Circle  
Pelham, AL 35124Property Address 145 Sommersby Circle  
Pelham, AL 35124Grantee's Name Nicholas A. Dillard and Adrienne B.  
Dillard and Jeffrey L. DillardMailing Address 145 Sommersby Circle  
Pelham, AL 35124

Date of Sale April 30, 2020

Total Purchase Price \$156,700.00

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 - Tina Wilcoxon, 145 Sommersby Circle, Pelham, AL 35124.

Grantee's name and mailing address - Nicholas A. Dillard and Adrienne B. Dillard and Jeffrey L. Dillard, 145  
Sommersby Circle, Pelham, AL 35124.

Property address - 145 Sommersby Circle, Pelham, AL 35124

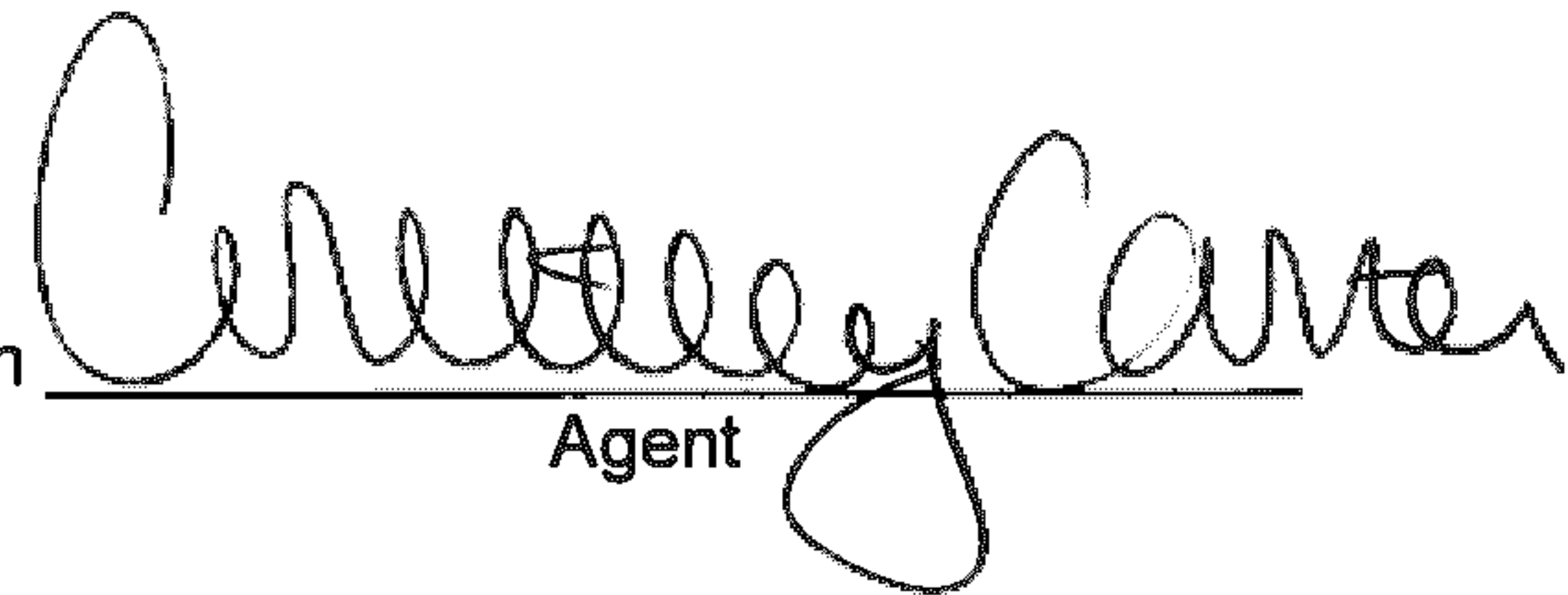
Date of Sale - April 30, 2020.

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 with 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: April 30, 2020

Sign

Agent



Validation Form

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/30/2020 02:58:21 PM  
\$32.00 MIST  
20200430000170170

TS-2000622

