

This instrument was prepared by:  
**David P. Condon, P.C.**  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
**Jaime Dion McKinney**  
2493 Magnolia Pl  
Birmingham, Alabama 35242

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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 **Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Joseph V. Williams, Jr. and Reba B. Williams, as Trustees of the Williams Living Trust, dated February 26, 2008 and any amendments thereto**

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

**Jaime Dion McKinney**

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

**Lot 5, the Magnolias at Brook Highlands "An Eddleman Community" as recorded in Map Volume 13, Page 102 A&B in the Office of the Judge of Probate of Shelby County, Alabama.**

**\$315,000.00** of the proceeds come from a mortgage recorded simultaneously herewith.

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.

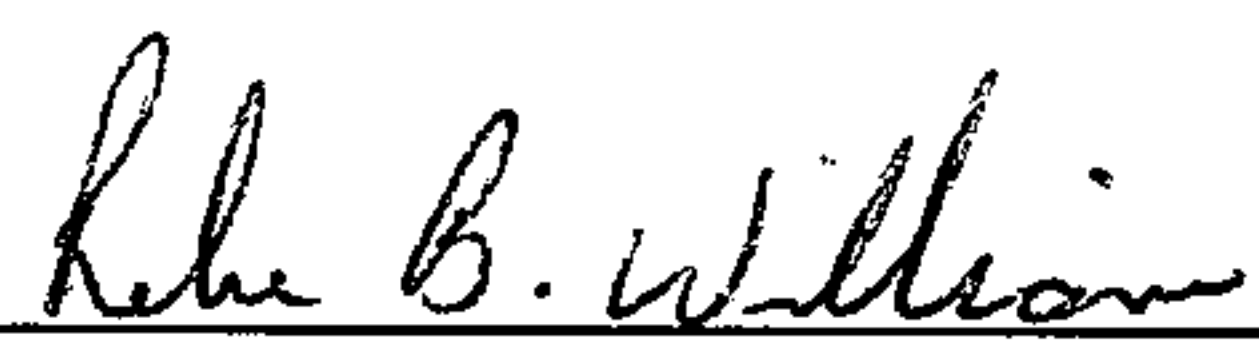
TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

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  
21st day of May, 2020.

Williams Living Trust

BY:  (Seal)  
Joseph V. Williams, Jr.  
ITS: Trustee

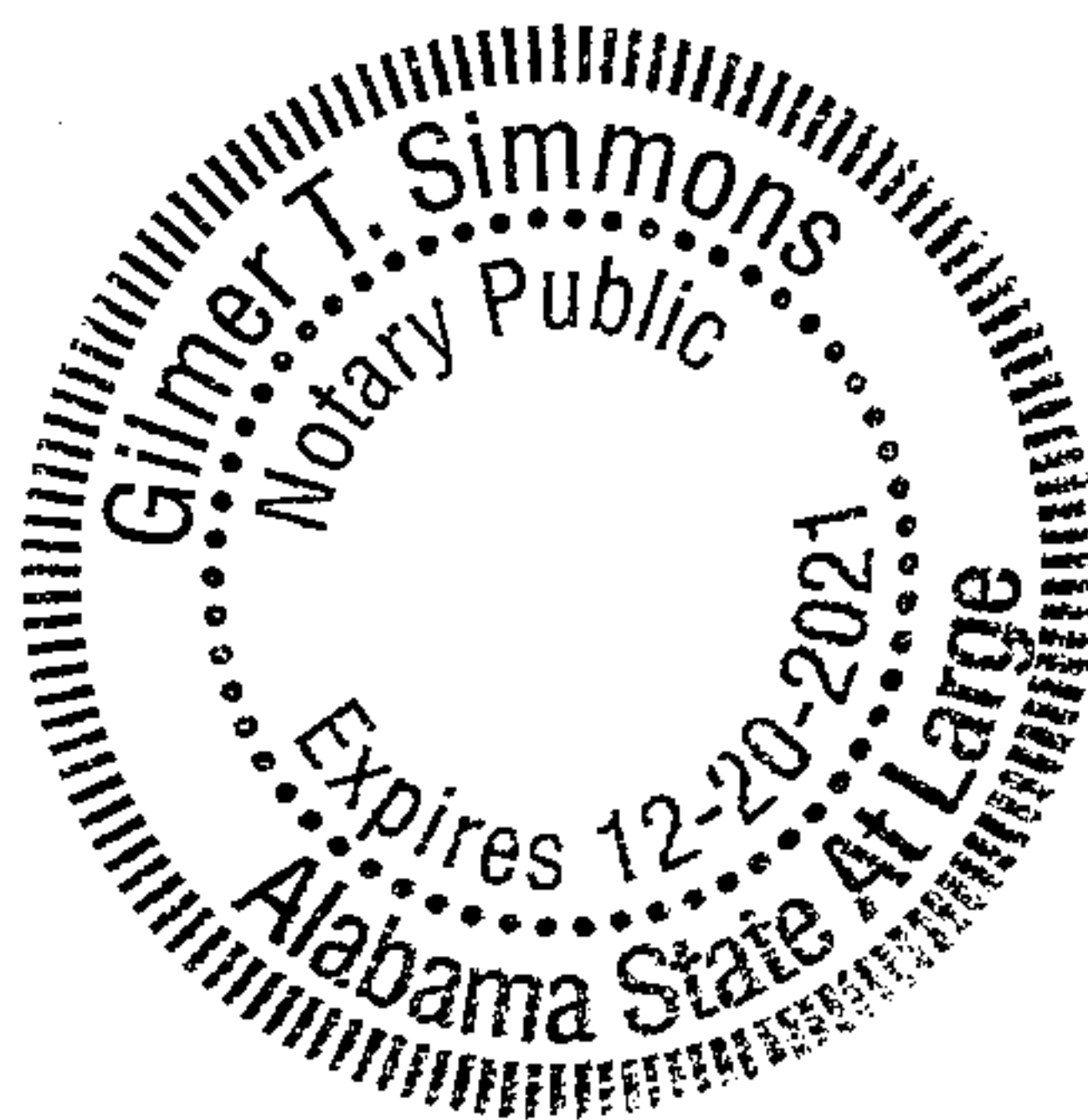
BY:  (Seal)  
Reba B. Williams  
ITS: Trustee

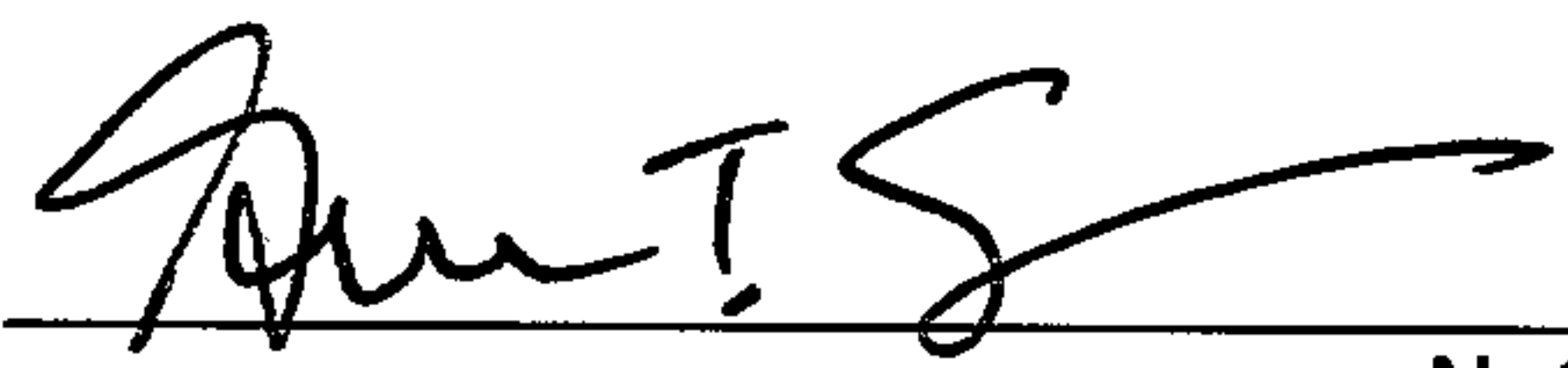
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Joseph V. Williams, Jr. and Reba B. Williams**, as **Trustees** of the **Williams Living Trust** 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 and with full authority as such **Trustees**, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **21st day of May, 2020**.



  
Notary Public

My Commission Expires: 12/20/2021

**REAL ESTATE SALES VALIDATION FORM**

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

Grantor Name: **Williams Living Trust** Date of Sale: **May 21st, 2020**

Mailing Address: **2493 Magnolia Pl**  
**Birmingham, Alabama, 35242**

Total Purchase Price: **\$315,000.00**

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$ \_\_\_\_\_

Property Address: **2493 Magnolia Pl**  
**Birmingham, Alabama, 35242**

Grantee Name: **Jaime Dion McKinney**

Mailing Address: **2410 Ashby Ln**  
**Birmingham, AL, 35226**

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: 5/21/2020

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  
05/22/2020 11:08:44 AM  
\$29.00 CHERRY  
20200522000205650

*Allen S. Bayl*