

**SEND TAX NOTICE TO:**  
Makenzie L. Conner  
234 Rossburg Drive  
Calera, AL 35040

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #275  
Birmingham, Alabama 35243  
PEL2000236

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of One Hundred Seventy Two Thousand and 00/100 Dollars (\$172,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Janice D. Whitaker, an unmarried woman, acting by and through her attorney-in-fact, Cindy Selzer, whose address is: 8072 Preservation Drive, Indianapolis, IN 46278 (hereinafter "Grantor", whether one or more), by Makenzie L. Conner, whose address is: 234 Rossburg Drive, Calera, AL 35040 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, Makenzie L. Conner, an unmarried woman, the following described real estate situated in Shelby County, Alabama, the address of which is 234 Rossburg Drive, Calera, AL 35040, to-wit:

**Lot 39, according to the Survey of Rossburg, Sector II, as recorded in Map Book 36, Page 38, in the Probate Office of Shelby County, Alabama.**

**Janice D. Whitaker and Janice Whitaker are one and the same person as Janice D. Clemmons, Grantee in that certain deed dated March 29, 2007 and filed April 3, 2007 in Instrument No. 20070403000148970.**

**Janice D. Whitaker formerly known as Janice D. Clemmons is the surviving grantee of that certain deed dated March 29, 2007 and filed April 3, 2007 in Instrument No. 20070403000148970, in the Probate Office of Shelby County, Alabama. The other grantee, Stephan M. Whitaker having died on or about the 17th day of February, 2020.**

**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. Mining and mineral rights excepted.**

**Subject to a third-party mortgage in the amount of \$168,884.00 executed and recorded simultaneously herewith.**

**TO HAVE AND TO HOLD,** unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Janice D. Whitaker, acting by and through her attorney-in-fact, Cindy Selzer, has set her signature and seal on this 24 day of June, 2020.

*Cindy Selzer as Attorney in fact for Janice D Whitaker*  
Cindy Selzer, as Attorney-in-Fact for  
Janice D. Whitaker

STATE OF Indiana  
COUNTY OF Marion

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cindy Selzer, whose name as Attorney-in-Fact for Janice D. Whitaker, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, in her capacity as such attorney-in-fact, and with full authority, executed the same voluntarily, for Janice D. Whitaker on the day the same bears date.

Given under my hand and official seal this 24 day of June, 2020.



*Phillip Allan Hester*  
Notary Public  
Print Name: Phillip Allan Hester  
My Commission Expires: 02-25-2025

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

<b>Grantor's Name</b>	<u>Janice D. Whitaker by her attorney in fact Cindy Selzer</u>	<b>Grantee's Name</b>	<u>Makenzie L. Conner</u>
<b>Mailing Address</b>	<u>8072 Preservation Drive</u> <u>Indianapolis, IN 46278</u>	<b>Mailing Address</b>	<u>234 Rossburg Drive</u> <u>Calera, AL 35040</u>
<b>Property Address</b>	<u>234 Rossburg Drive</u> <u>Calera, AL 35040</u>	<b>Date of Sale</b>	<u>6/28/2020</u>
		<b>Total Purchase Price</b>	<u>\$ 172,000</u>
		or	
		<b>Actual Value</b>	<u>\$</u>
		or	
		<b>Assessor's Market Value</b>	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 6-29-2020Print Skyler Murphy

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/30/2020 08:14:15 AM  
 \$31.50 JESSICA  
 20200630000267400

*Allen S. Bayl*