

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

SEND TAX NOTICE TO:
Johnathan C. Pilkington and Candice L.
Pilkington
94 2nd Avenue
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty-Five Thousand Nine Hundred And No/100 Dollars (\$135,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Estate of W.H. McGuire, Shelby County Probate Case No. PR-2019-000181 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Johnathan C. Pilkington and Candice L. Pilkington (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.

Lots 7, 8, 9 & 10, Block 2, according to survey of Legion Heights, as recorded in Map Book 3, Page 70, in the Office of the Judge of Probate 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.

William Hubert McGuire is one and the same as W.H. McGuire.

W.H. McGuire was the surviving Grantee in those certain Warranty Deeds recorded in Deed Book 195, Page 418 and Deed Book 222, Page 858 recorded in the Office of the Judge of Probate of Shelby County, Alabama. The other Grantee Geraldine McGuire having died on or about August 20, 2018.

Subject to a third party mortgage in the amount of \$139,025.00 executed and recorded simultaneously herewith.

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 June 20th, 2020.

Estate of W.H. McGuire, Shelby County Probate Case No. PR-2019-000181

BY: William Timothy McGuire
William Timothy McGuire
Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Timothy McGuire whose name as Personal Representative for The Estate of W.H. McGuire, Shelby County Probate Case No. PR-2019-000181 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 he executed the same voluntarily and in his capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 20th day of June, 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	Estate of W.H. McGuire, Shelby County Probate Case No. PR-2019-000181	Grantee's Name	Johnathan C. Pilkington and Candice L. Pilkington
Mailing Address	94 2nd Avenue Sterrett, AL 35147	Mailing Address	94 2nd Avenue Sterrett, AL 35147
Property Address	94 2nd Avenue Sterrett, AL 35147	Date of Sale	June 22, 2020
		Total Purchase Price	\$135,900.00
		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 - Estate of W.H. McGuire, Shelby County Probate Case No. PR-2019-000181, 94 2nd Avenue, Sterrett, AL 35147.

Grantee's name and mailing address - Johnathan C. Pilkington and Candice L. Pilkington, 94 2nd Avenue, Sterrett, AL 35147.

Property address - 94 2nd Avenue, Sterrett, AL 35147

Date of Sale - June 22, 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 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: June 22, 2020

Sign _____

Agent

Validation Form



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 07/02/2020 10:27:02 AM
 \$29.00 JESSICA
 20200702000274300

TS-2000824

Allen S. Bezel