

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Judith C. O'Connor Family Trust
PO BOX 1224
Columbiana AL 35051

STATE OF ALABAMA,
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **The Estate of Judith C. O'Connor, PR-2018-000229, Probate Office Shelby County, Alabama**, hereby remises, releases, quit claims, grants, sells, and conveys to **Judith C. O'Connor Family Trust as created under the Will of Judith C. O'Connor, PR-2018-000229, Probate Office Shelby County, Alabama** (hereinafter called Grantee), all right, title, interest and claim in or to the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

100% interest in and to the following described property:

Lot 6, Block 2, according to Resurvey of Breckenridge Park, as recorded in Map Book 9, Page 110, in the Probate Office of Shelby County, Alabama.

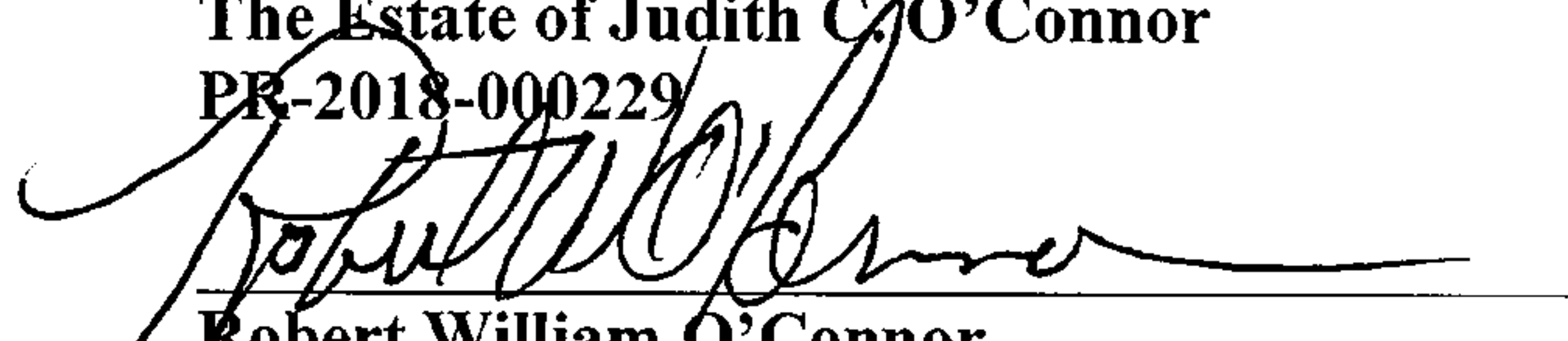
This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

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 Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

Given under my hand and seal, this 13th day of July, 2020.

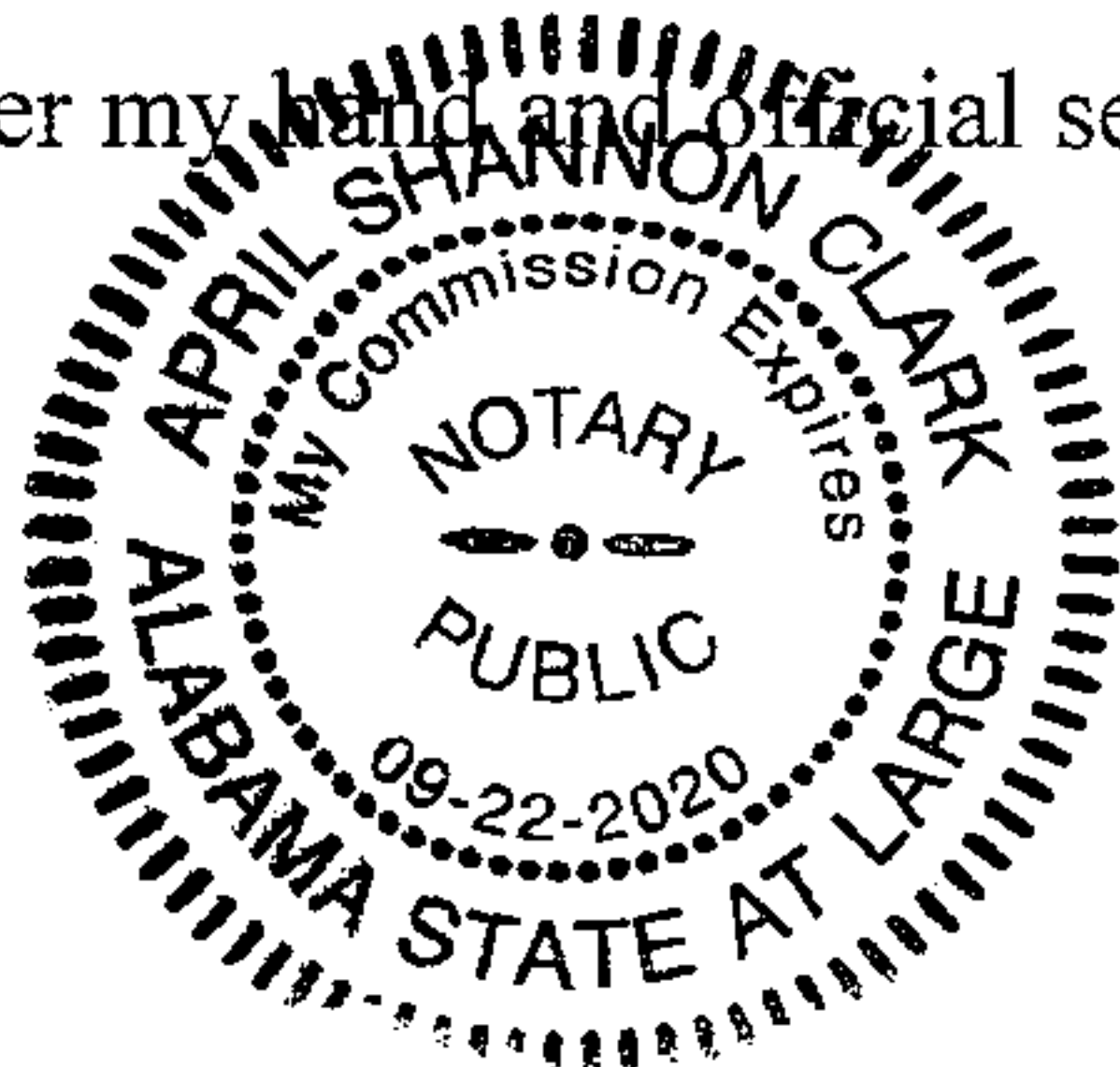
The Estate of Judith C. O'Connor
PR-2018-000229



Robert William O'Connor
Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robert William O'Connor as Personal Representative of The Estate of Judith C. O'Connor, PR-2018-000229** whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of July, 2020.




Notary Public
My Commission Expires: 9/22/2020

Real Estate Sales Validation Form

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

Grantor's Name Robert William O'Connor Grantee's Name Robert William O'Connor
Mailing Address PO BOX 1224 Mailing Address PO BOX 1224
Columbiana AL Columbiana AL
35051 35051
Property Address 502 Hillsboro Ln Date of Sale 7-13-2020
Total Purchase Price \$ 5000.00
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 Appraisal
Sales Contract Other Per will
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 Print Mike T. Atchison
Unattested Sign Mike T. Atchison
(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
07/14/2020 12:15:46 PM
\$30.00 MISTI
20200714000291820

Alvin S. Bayl