

This instrument was prepared by:  
Mark E. Gualano, Attorney  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
Jeffrey W. Armstrong  
4825 Riverwood Pl.  
Birmingham, AL 35242

**WARRANTY DEED**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Ninety-Three Thousand, Five Hundred and no/100 Dollars (\$93,500.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **The Estate of Michael Cole Webster, deceased, Case No. PR-2020-000086, in the Probate Court of Shelby County, Alabama**, herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Jeffrey W. Armstrong** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

**Lot B, Block 5, according to the Survey of Riverwood Second Sector, as recorded in Map Book 8, Page 65, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106's interest in the common area as set forth in the Declarations recorded in Misc. Volume 39, Page 880; situated in Shelby County, Alabama.**

**\$74,800.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.**

SUBJECT TO:

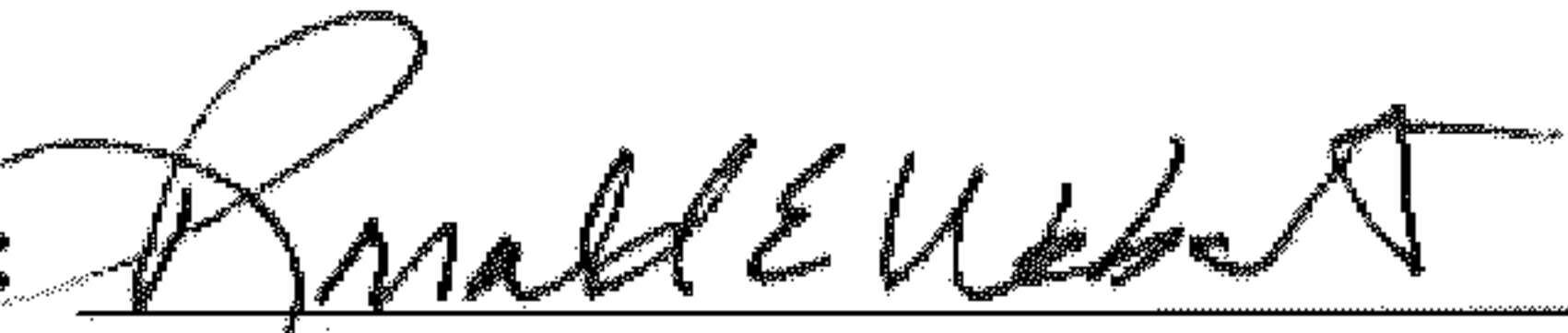
1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.


TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s)  
this 31st day of July, 2020.

**The Estate of Michael Cole Webster,  
deceased, Probate Case No. PR-2020-  
000086, in the Probate Court of Shelby  
County, Alabama**

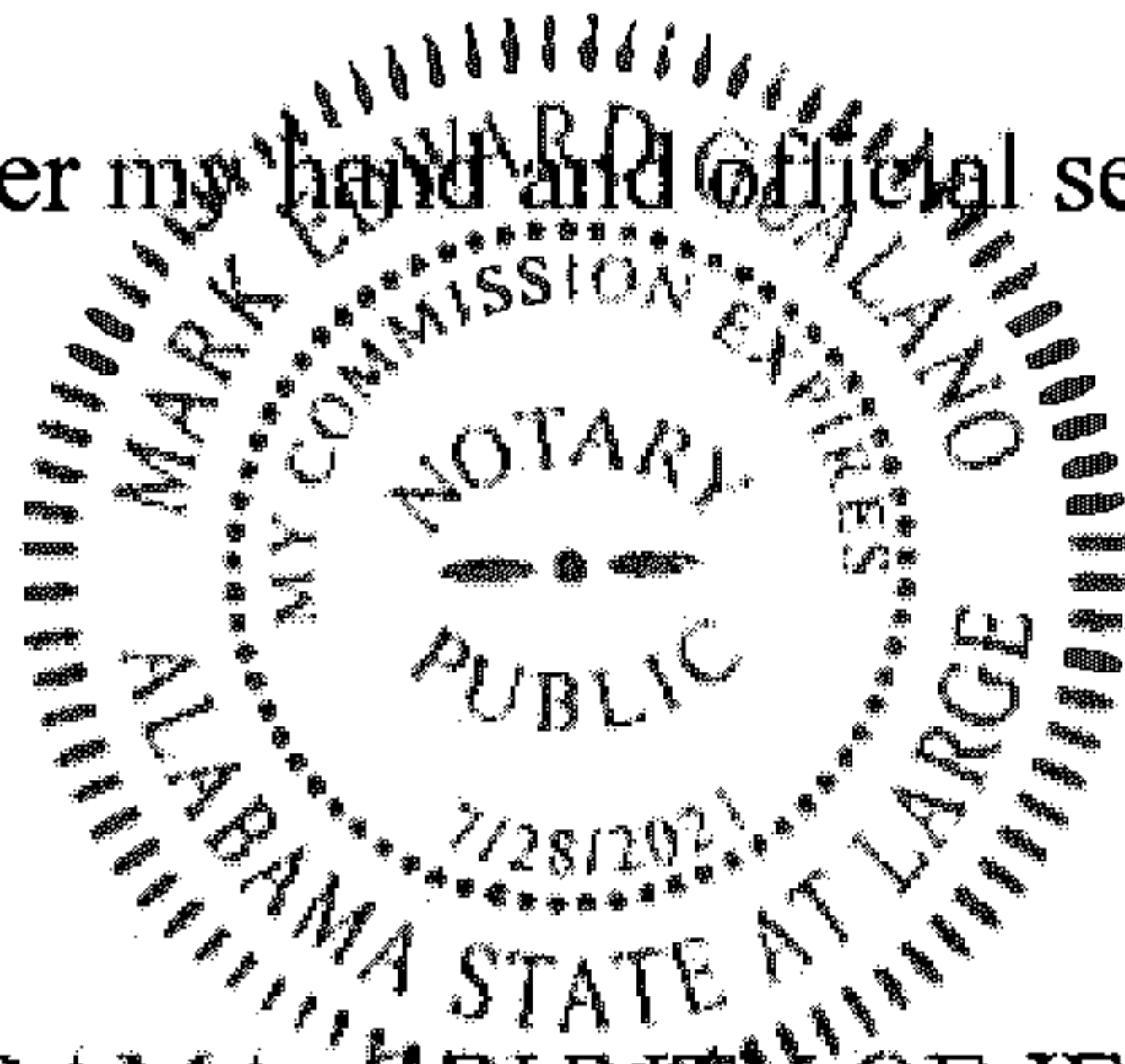
By:   
**Ronald E. Webster, as  
Administrator and Heir**

By:   
**Shirley A. Webster, as Heir**

STATE OF ALABAMA; COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ronald E. Webster, as Administrator and Heir of the Estate of Michael Cole Webster, deceased, Probate Case No. PR-2020-000086, in the Probate Court of Shelby County, Alabama**, 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, he, in his capacities as Administrator and Heir, executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this 31st day of July, 2020.



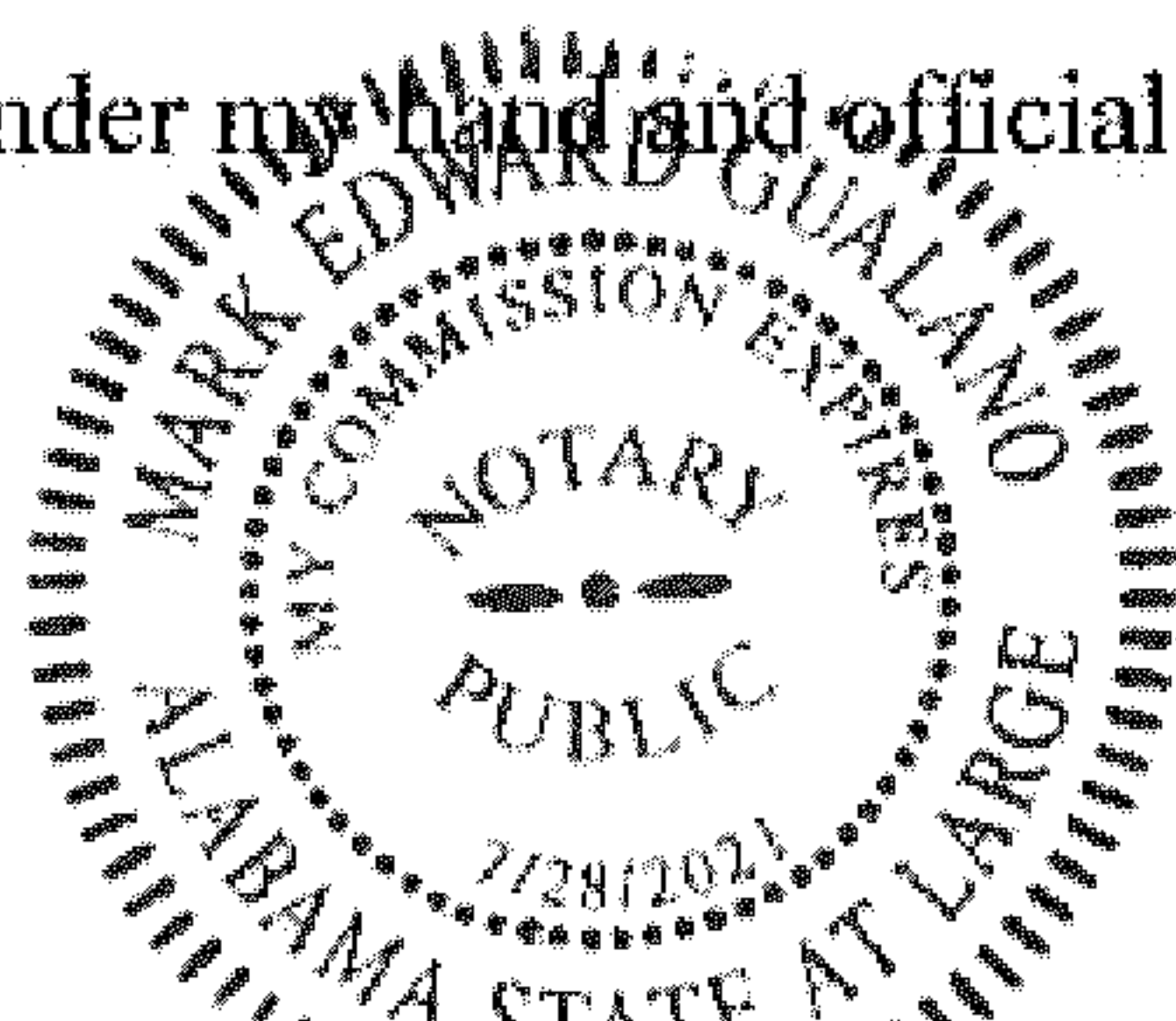
  
Notary Public

My commission expires: 7/28/21

STATE OF ALABAMA; COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Shirley A. Webster Heir of the Estate of Michael Cole Webster, deceased, Probate Case No. PR-2020-000086, in the Probate Court of Shelby County, Alabama**, 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, in his capacities as Heir, executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this 31st day of July, 2020.



  
Notary Public

My commission expires: 7/28/21

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

Grantor's Name The Estate of Michael Cole Webster,  
deceased, Case No.  
PR-2020-000086, in the Probate  
Court of Shelby County, Alabama.

Grantee's Name Jeffrey W. Armstrong

Mailing Address 55 Skyline Dr  
At Childersburg, AL 35044

Mailing Address 4825 Riverwood Pl  
Birmingham AL 35242  
AL

Property Address 4825 Riverwood Pl.  
Birmingham, AL 35242

Date of Sale July 31, 2020  
Total Purchase Price \$93,500.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/03/2020 08:38:46 AM  
\$47.00 CHERRY  
20200803000324990

*Ann S. Byrd*

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 - 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 of 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 July 31, 2020

Print The Estate of Michael Cole Webster, deceased,  
Case No. PR-2020-000086, in the Probate Court of  
Shelby County, Alabama.

Unattested

Sign

*Michael E. Webster*