

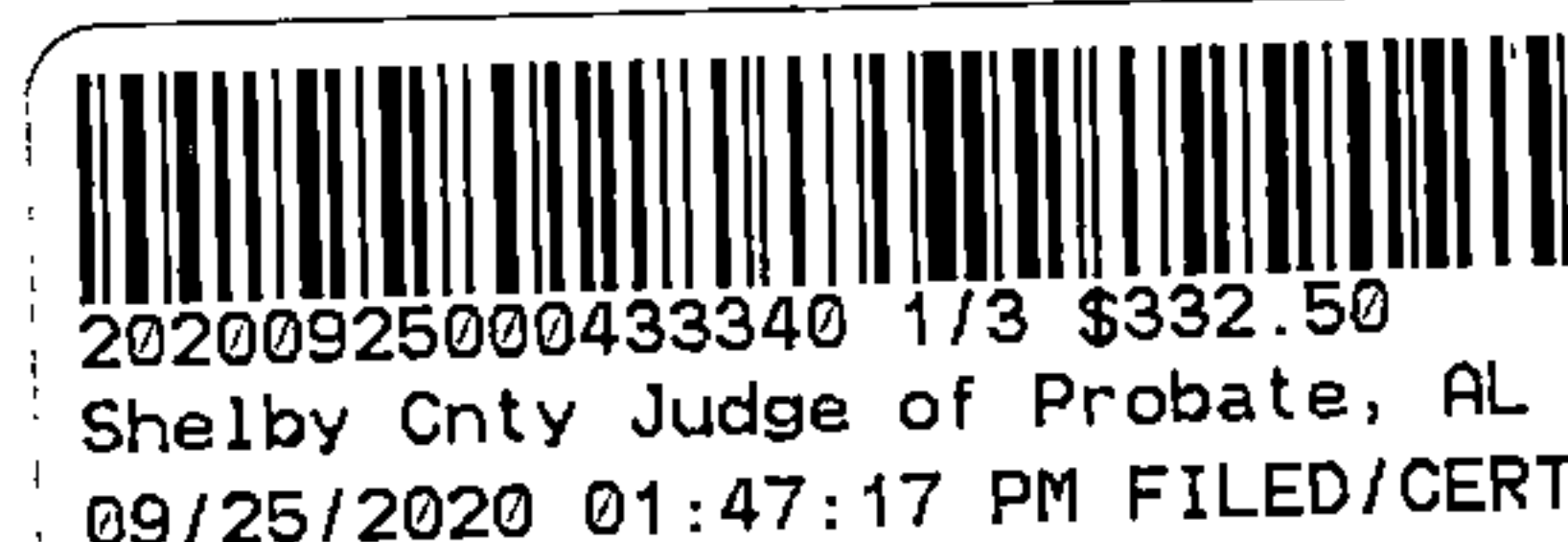
This document prepared by:  
Amy R. Milling, Attorney  
304 Canyon Park Drive  
Pelham, AL 35124

Description furnished by Grantor. No  
survey examined and no title examination  
made by this attorney. Source of Title:  
20190507000153830, Shelby County  
Probate Judge, Shelby County, Alabama  
05/07/2019

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )



**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ten (\$10.00) Dollars, cash paid in hand and, other good and valuable consideration, paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, I, Robert Gettig, an unmarried man, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, and convey, unto the Willingham Family Revocable Living Trust, hereinafter referred to, as Grantee, the following described property situated in Shelby County, Alabama, to-wit:

LOT 23, according to the Resurvey of The Grove, as recorded in Map Book 36, Page 97 in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

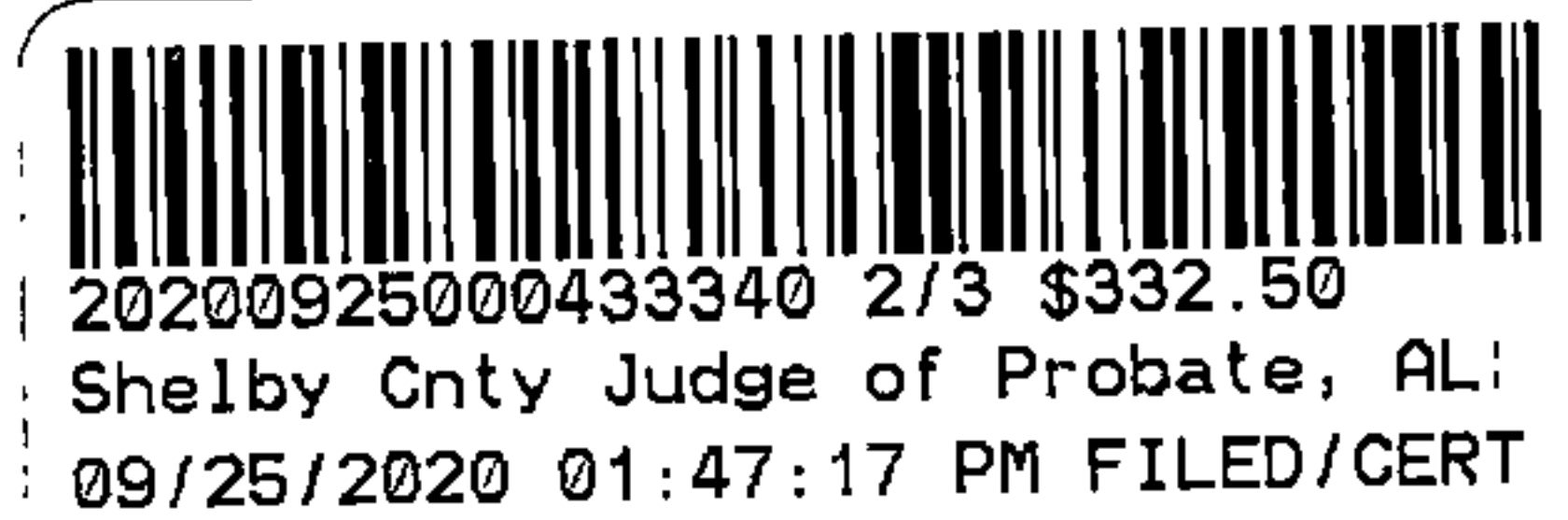
1. Taxes for the year 2020 and subsequent years.
2. Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.
3. Protective Covenants filed in Instrument 20050815000417670 in the Probate Office of Shelby County, Alabama.

**Marguerette S. Willingham**, deceased as of June 2, 2019, held a life estate in said property.

Together with all and singular tenements, hereditaments and appurtenances thereto belonging to or in anywise appertaining in fee simple.

**TO HAVE AND TO HOLD** said premises unto the said Grantee and its heirs and assigns,

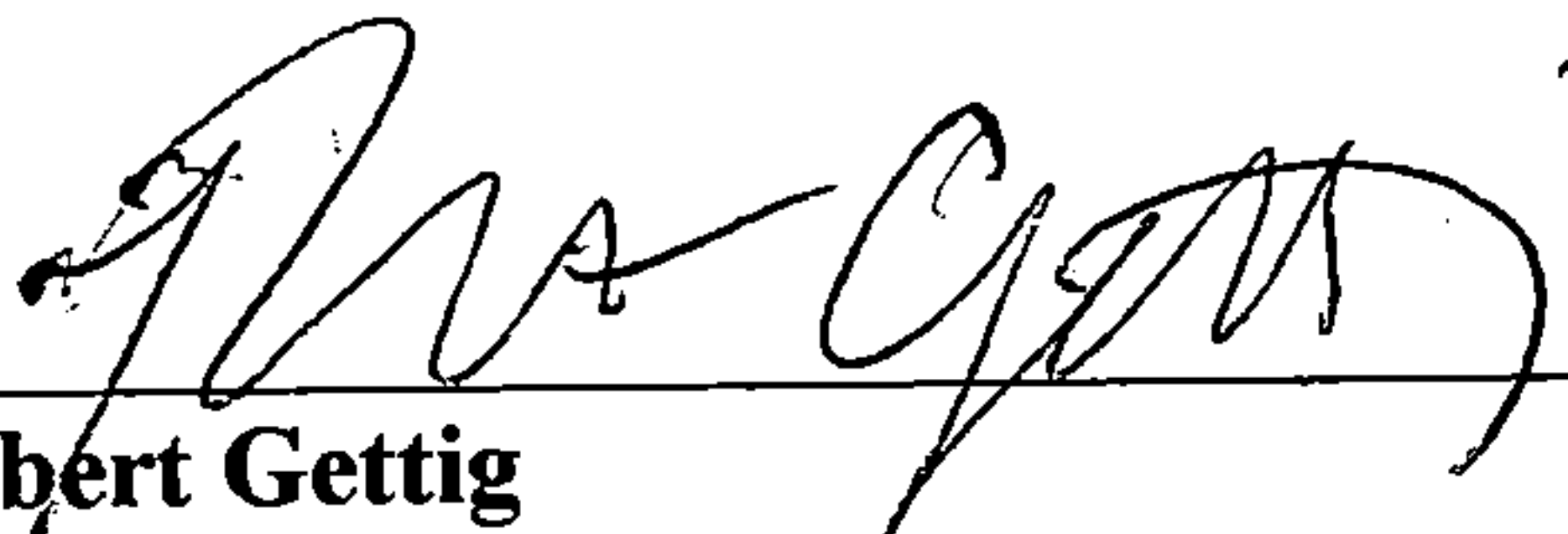
Shelby County, AL 09/25/2020  
State of Alabama  
Deed Tax: \$304.50



together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

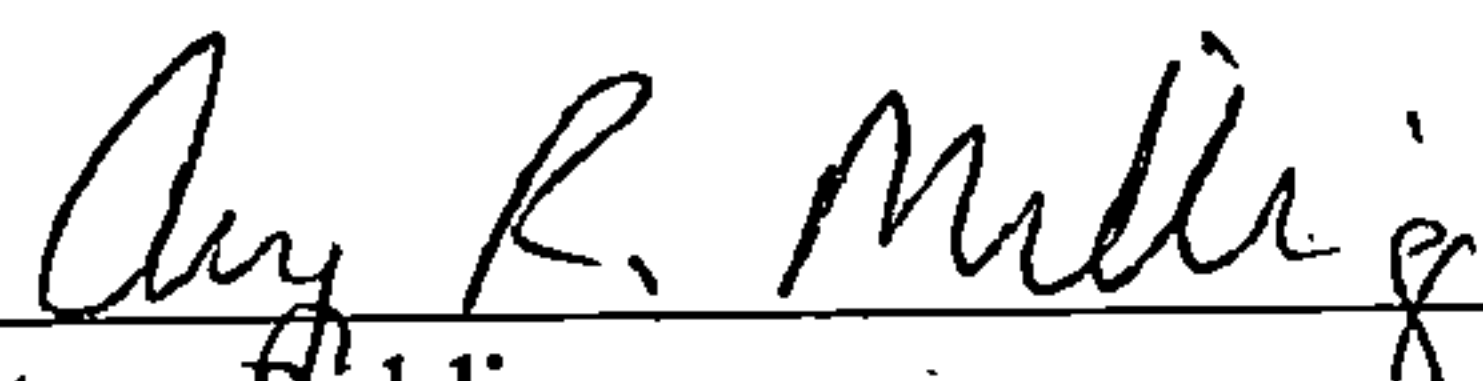

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 25 day of Sept 2020.

  
Robert Gettig (L.S.)

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Robert Gettig, an unmarried man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of September, 2020.

  
Notary Public  
My commission expires  AMY R. MILLING  
My Commission Expires  
September 5, 2021

Send Tax Notice to:  
Willingham Family Revocable Living Trust  
Attn: Robert Gettig, Trustee  
136 Widgeon Drive  
Alabaster, AL 35007



# 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 Gettig  
Mailing Address 136 Widgeon Drive  
Alabaster, AL 35007

Grantee's Name Willingham Family Revocable Living T  
Mailing Address 136 Widgeon Drive  
Alabaster, AL 35007

Property Address 136 Widgeon Drive  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 304,500



20200925000433340 3/3 \$332.50  
Shelby Cnty Judge of Probate, AL  
09/25/2020 01:47:17 PM FILED/CERT

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 Shelby County (AL) Tax Assessor's Office  
☐ 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 9/25/20

Print Robert Gettig

\_\_\_\_ Unattested  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1