

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
304 Canyon Park Dr.
Pelham, AL 35124

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
Book 039, Page 43, Shelby County
Probate Judge, Shelby County, Alabama,
August 26, 1985.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantees herein, the receipt and of which is acknowledged, I, **Kyle C. Roland**, as Personal Representative of the Estate of Billy C. Roland, Case No.: PR-2017-000001.00 as recorded in Shelby County, Alabama, herein referred to as Grantor, do hereby grant, bargain, sell, warrant and convey unto myself, **Kyle C. Roland** and **Tiffany Amanda Smith**, as per the Will of Billy C. Roland for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter referred to as Grantees, the following described property situated in Shelby County, Alabama, to-wit:

Lot No. 19, Block 2, according to the Map of Mullins Addition to the Town of Helena, Alabama, more fully described as follows: Beginning at the SE Corner of said Lot No. 19 and run North 100 feet; Thence West 201 feet; Thence Southwest 122 feet; Thence East 276 feet to the SE Corner of Lot No. 19 and the Point of Beginning. As recorded in Map Book, 3, Page 56. Mineral and mining rights excepted.

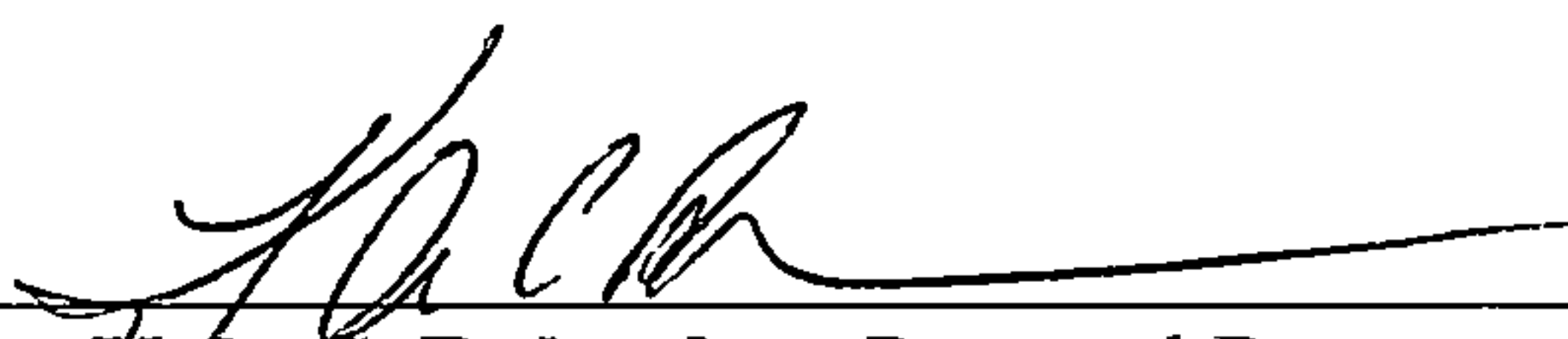
Subject to restrictions, rights of way, permits and easements of record.

The other Grantee in the deed recorded on August 26, 1985, Pamela Joy Roland died on May 8, 2007.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantees for and during their joint lives and


upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. Grantor does hereby covenant with the said Grantees, their successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 1 day of Dec, 2020.




Kyle C. Roland, as Personal Representative
of the Estate of Billy C. Roland

STATE OF Alabama)
Shelby COUNTY)

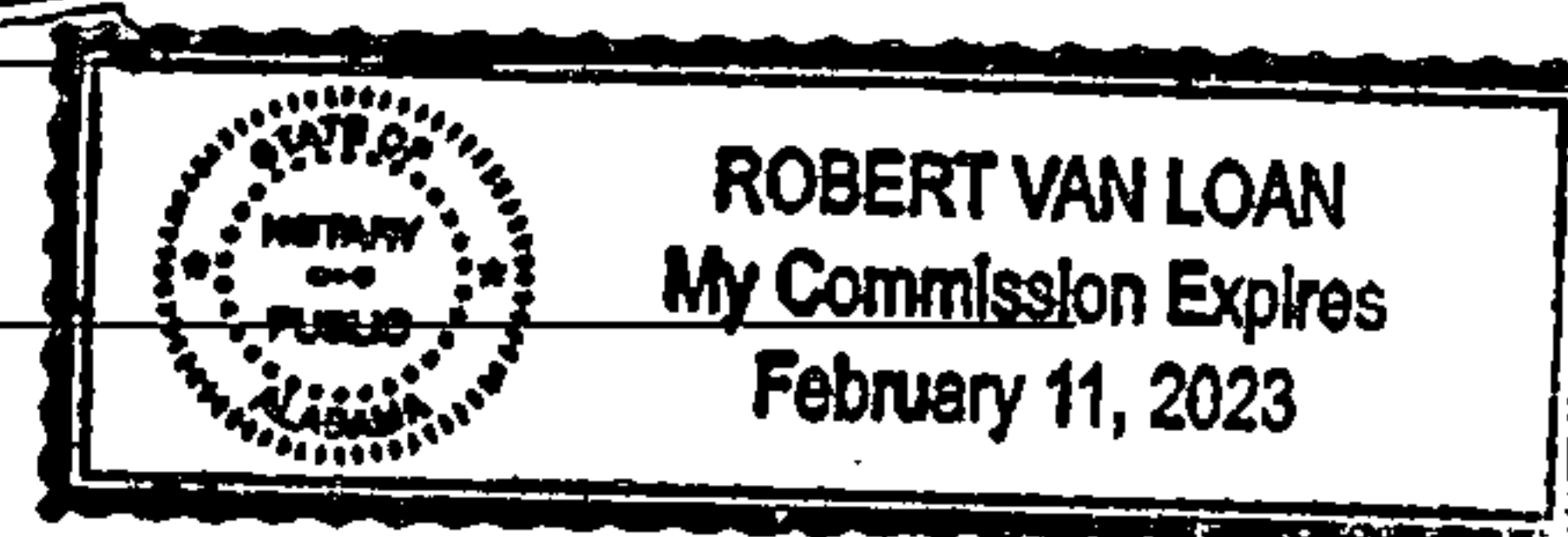

20201203000554220 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/03/2020 03:30:52 PM FILED/CERT

I, the undersigned, a Notary Public in and for State of Alabama, do hereby certify that **Kyle C. Roland** as Personal Representative of the Estate of Billy C. Roland, 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 1st day of December, 2020.



Notary Public
My commission expires: _____



Send tax notice to:
Kyle C. Roland
17109 South Painted Vistas Way
Vail, AZ 85641



Real Estate Sales Validation Form

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

Grantor's Name Kyle C. Roland as Personal Rep.
Mailing Address of the Estate of Billy C. Roland
814 King Street
Helena, AL 35080

Grantee's Name Kyle C. Roland and
Mailing Address Tiffany Amanda Smith
17109 South Painted Vistas Way
Vail, AZ 85641

Property Address 814 King Street
Helena, AL 35080

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 92,730.00



20201203000554220 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/03/2020 03:30:52 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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Shelby County (AL) Tax Assessor's Office

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).

x Date 12-1-2020

xPrint Kyle Roland

Unattested

xSign Personal Representative
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1