

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
WILLIAM MCGUIRE
2036 Towne Lake Hills W.
Woodstock, GA 30189

WARRANTY DEED

20201214000573600
12/14/2020 03:14:08 PM
DEEDS 1/3

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration FIVE THOUSAND and 00/100 Dollars (\$5,000.00) to the undersigned Grantors, **PAMELA CARLISLE, A MARRIED WOMAN AND WILLIAM TIMOTHY MCGUIRE, AN MARRIED MAN** (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **WILLIAM TIMOTHY MCGUIRE** (herein referred to as GRANTEES) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 11 and 12, Block 2, according to the survey of Legion Heights being situated in the NW1/4 of NW1/4 of Section 30, Township18, Rage 2 East, Sterrett, Shelby County, Alabama, as shown by map of said survey on record Map Book 03, Page 070 in the probate office of Shelby County, Alabama.

Parcel number 05-9-30-0-001-016.00

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION. LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR.

WILLIAM TIMOTHY MCGUIRE AND PAMELA CARLISLE ARE THE SOLE SURVIVING HEIRS OF WILLIAM HUBERT MCGUIRE HAVING DIED ON SEP 7, 2018. THE OTHER GRANTEE GERALDINE BRASHER McGUIRE HAVING DIED ON AUG. 20, 2018.

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF THEIR SPOUSES.

SUBJECT TO:

- 1) Rights of claims of parties in possession not shown by the public record.
- 2) Easements, or claims of easements, not shown by public record.
- 3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspections of the premises.
- 4) Any line, or right to a lien, for services, labor or material hereto or hereafter furnished imposed by law and not shown by public record.
- 5) Easements of record.
- 6) Oil, gas, and minerals and all other subsurface interest in, to or under the land herein described.

TO HAVE AND TO HOLD And said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 12 day of November, 2020.

Pamela Carlisle

PAMELA CARLISLE

William Timothy McGuire

WILLIAM TIMOTHY MCGUIRE

STATE OF Alabama
Jefferson COUNTY

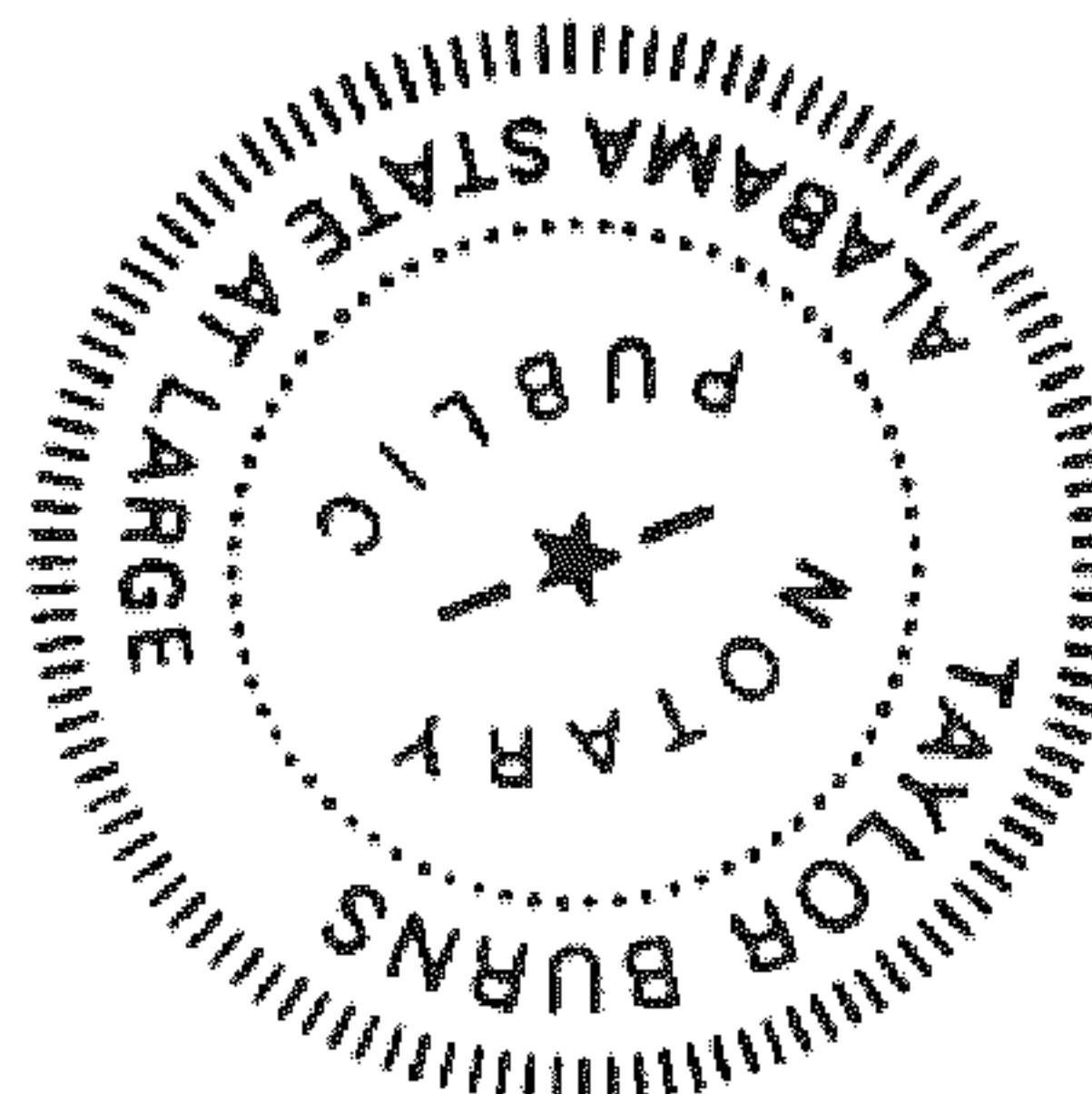
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **PAMELA CARLISLE, AND WILLIAM TIMOTHY MCGUIRE**, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of November, 2020.

Taylor Burns
Notary Public

My Commission Expires:

11/4/24



Real Estate Sales Validation Form

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

Grantor's Name: PAMELA CARLISLE

Grantee's Name: WILLIAM TIMOTHY MCGUIRE

Mailing Address: _____

Mailing Address: 2036 Towne Lake Hills
Woodstock, GA 30189Property Address: 104 11412Date of Sale: 11/12/20

Total Purchase Price: \$5,000.00

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)

<input type="checkbox"/> Bill of Sale	<input checked="" type="checkbox"/> Appraisal
<input type="checkbox"/> Appraisal	<input type="checkbox"/> Other Tax Assessment
<input type="checkbox"/> Sales Contract	
<input type="checkbox"/> 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: William T. McGuireSign: [Signature]

____ Unattested

Grantor/Grantee/Owner/Agent) (circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2020 03:14:08 PM
\$33.00 CHERRY
20201214000573600

Allen S. Bayl