
This instrument was prepared by:
Jennifer McEwen
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
Suite 1700
Birmingham, AL 35203

Send tax notice to:
David P. Henderson, Sr.
3116 Guilford Road
Mountain Brook, AL 35223

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **VICKY W. HENDERSON**, a married woman (herein referred to as GRANTOR), do grant, bargain, sell and convey unto **DAVID P. HENDERSON, SR.** (herein referred to as GRANTEE), all my right, title and interest in and to the real estate situated in Shelby County, Alabama, described as follows, to-wit:

Lot 21, according to the Survey of Mountain View Lake Company, Second Sector, as recorded in Map Book 3, Page 150, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to an Order Granting Petition to Approve Proposed Transactions filed in Jefferson County, Alabama under Case No. CV-2011-2128. Note: Vicky W. Henderson is one and the same as Ivy Vickery Wittichen Henderson.

This conveyance is made subject to all taxes currently due, owing or accruing against the subject property, any easements, restrictions, reservations or rights of way appearing of record in the aforesaid Probate Office, and any minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by Grantor, whether or not recorded.

This deed was prepared with information supplied by the Grantor herein without the benefit of a title search being performed on the subject property; therefore, preparer herein makes no representations or warranties as to title.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with the Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day of DECEMBER, 20 20.

David Poole Henderson Sr. Conservator

**VICKY W. HENDERSON by David Poole
Henderson, Sr., as Conservator**

STATE OF ALABAMA
COUNTY OF JEFFERSON

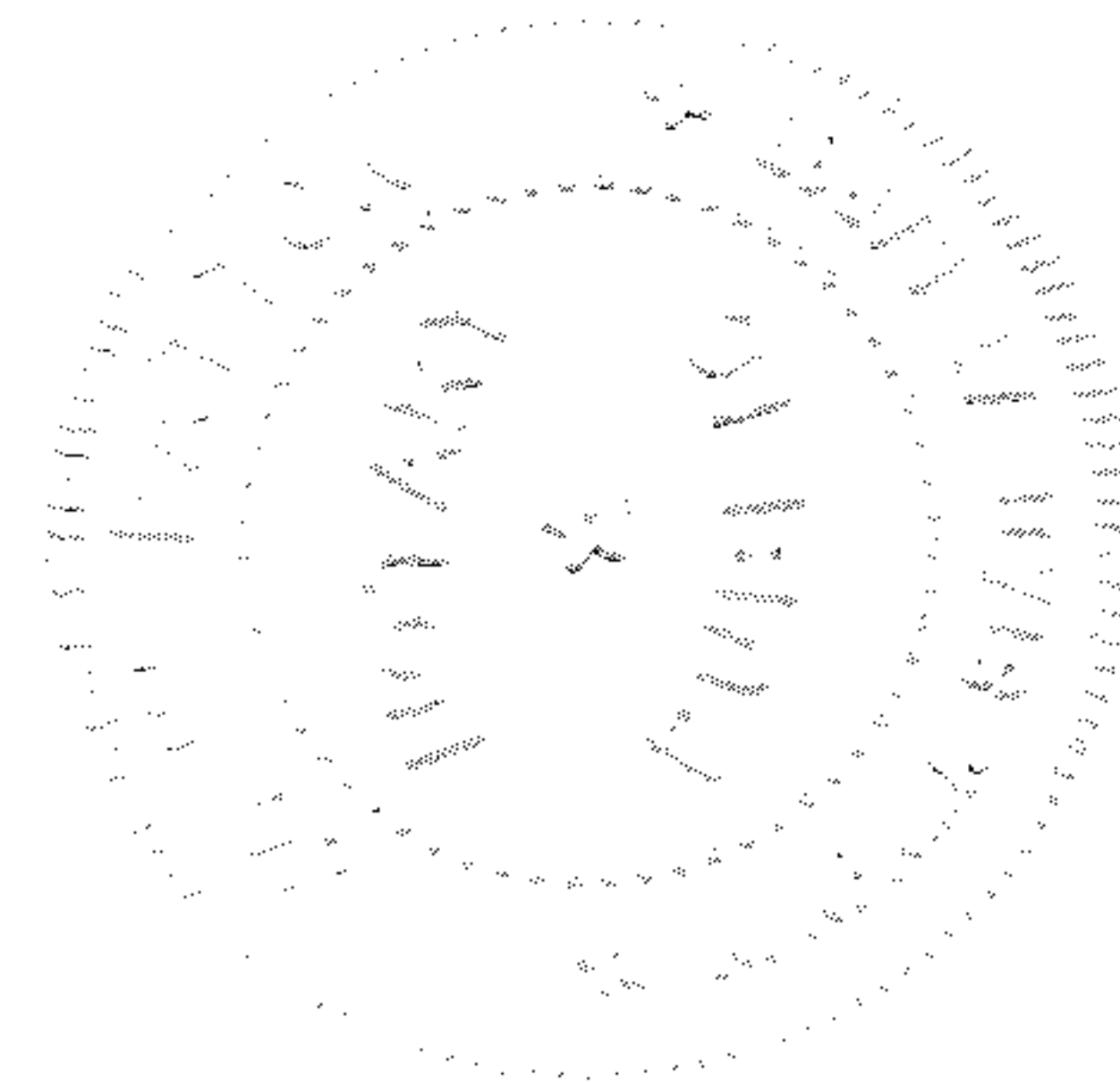
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Poole Henderson, Sr., as Conservator for Vicky W. Henderson, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of December, 20 20.

John Patton

Notary Public
My Commission Expires: 9/11/2022

(SEAL)



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

Grantor's Name Vicky W. Henderson

Grantee's Name David P. Henderson, Sr.

Mailing Address 3116 Guilford Road
Mountain Brook, AL 35223Mailing Address 3116 Guilford Road
Mountain Brook, AL 35223Property Address 140 Smyer Lake Way
Leeds, AL 35094Date of Sale 12/21/20

Total Purchase Price \$625,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Order under CV-2011-2128

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: 12/21/20Printed Name: David Poole Henderson, Sr. as Conservator

☐ Unattested
 (verified by)

Sign David Poole Henderson Sr. - Conservator
 (Grantor/Agent)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/28/2020 11:08:19 AM
 \$653.00 CHARITY
 20201228000592320

Allen S. Beal