

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

  
20210129000049390 1/3 \$52.00  
Shelby Cnty Judge of Probate, AL  
01/29/2021 09:13:03 AM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Wales W. Williams, Sr., unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Wales W. Williams, Jr., Carlos D. Williams, and Walinda D. Carter equally (herein referred to as GRANTEE) all of his undivided interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the SW corner of the NW $\frac{1}{4}$ , Section 17, Township 22 South, Range 3 West; thence S 88° 30' E, 351 feet; thence S 78° 20' E, 290.95 feet to the East Right of Way line of the Norfolk-Southern Railroad to a point; thence N 26° 56' 40" E, 328.06 feet; thence N 19° 54' 51" E, 309.65 feet; thence N 11° 22' 17" E, 346.02 feet to point of beginning of parcel to be described: Thence N 19° 40' E along said Right of Way, 554.55 feet; thence leaving said Right of Way S 89° 38' E, 292 feet; thence S 18° 15' W, 480 feet; thence N 70° 50' W, 136 feet; thence S 27° 24' W, 185 feet to a point in Tolbert Drive; thence N 62° 16' W, 132.59 feet to point of beginning. Containing ±3 acres.

All according to a survey by James W. Calhoun, Ala. PLS #9426, on March 28, 1996.

GRANTOR is the surviving spouse of Brenda Joyce Tolbert Williams who died intestate January 1, 2021.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey

the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 27 day of Jan, 2021.

Wales W. Williams, Sr.  
Wales W. Williams, Sr.

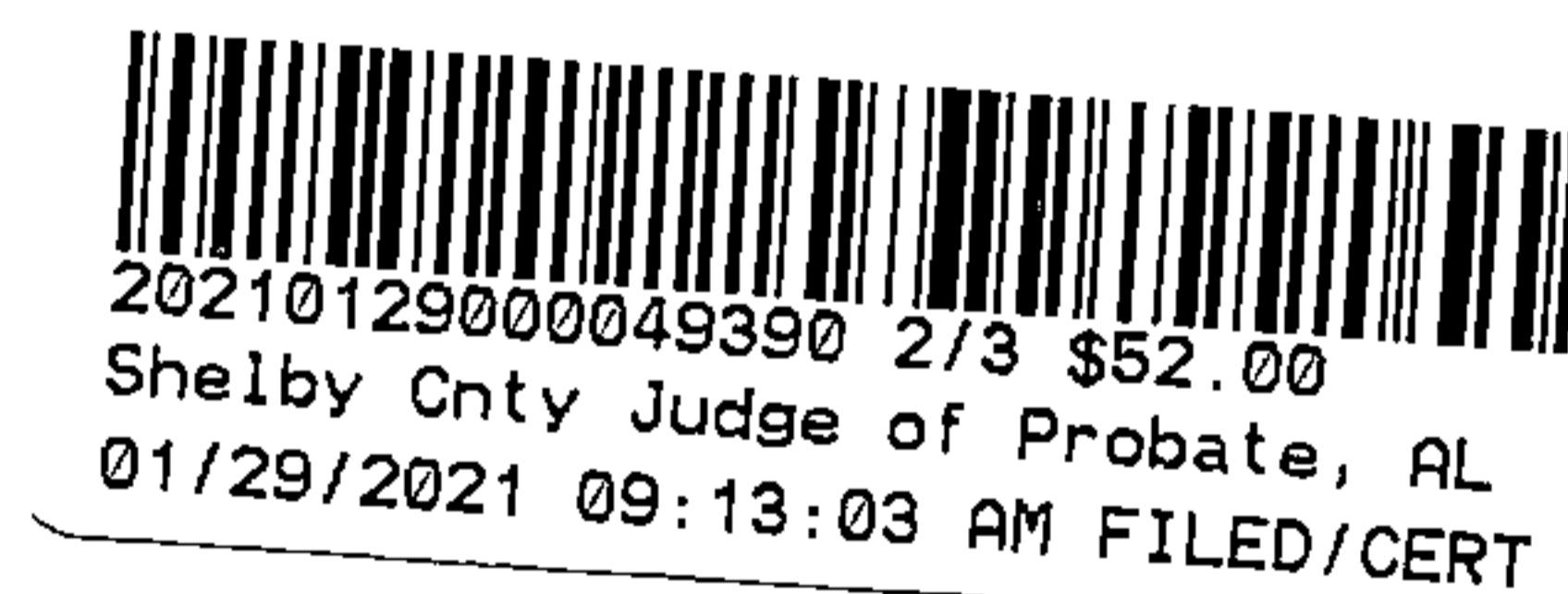
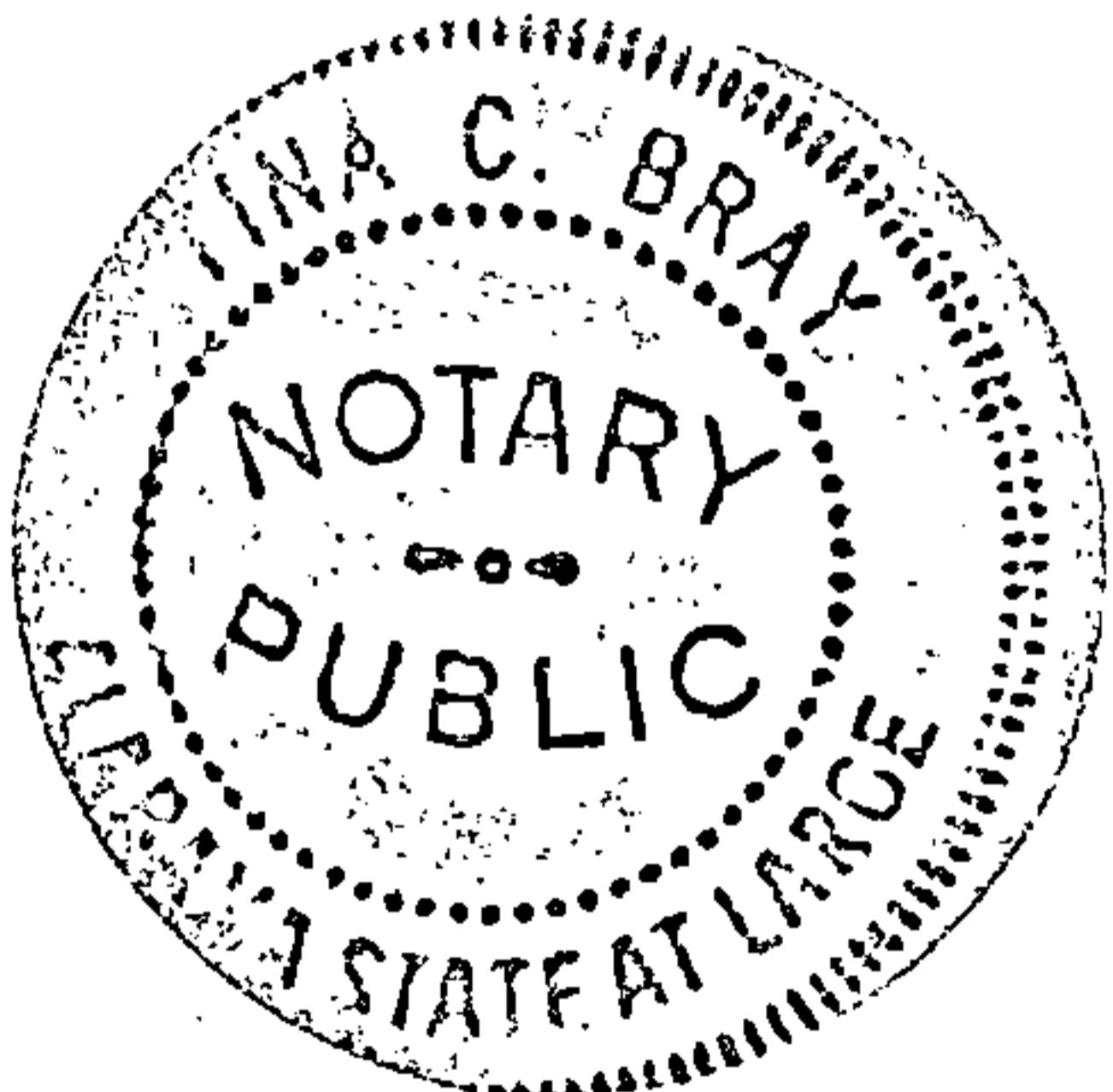
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wales W. Williams, Sr., 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 27<sup>th</sup> day of January, 2021.

Isaac C. Bray  
Notary Public

My commission expires: 8-6-2023



## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

see deed  
100 Hidden Springs Dr.  
Columbiana, AL 35051

Grantee's Name  
Mailing Address

see deed  
100 Hidden Springs Dr.  
Columbiana, AL 35051

Property Address

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 22,930

Shelby County, AL 01/29/2021  
State of Alabama  
Deed Tax:\$23.00

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

  
2021012900049390 3/3 \$52.00  
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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 1-27-21

Print Wales W. Williams, Sr.  
Brenda Joyce Tolbert Williams

Unattested

(verified by)

Sign Wales W. Williams, Sr.

(Grantor/Grantee/Owner/Agent) circle one