


Send tax notice to:  
Darryn Samuel Guy and Britney Sha Guy  
90 Fernbrook Lane  
Shelby, Alabama 35143

  
20210304000108780 1/3 \$65.00  
Shelby Cnty Judge of Probate, AL  
03/04/2021 01:22:25 PM FILED/CERT

**NO TITLE EXAMINATION WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE.**

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**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

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**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Thirty-five Thousand and no/100 Dollars (\$35,000.00) and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, Patricia L. Reed (aka Penny L. Reed) and Terri Connor as Personal Representatives of the Estate of Thelma Lee Gilliam, deceased, Probate Case No. PR-2020-000813 Shelby County, Alabama (herein referred to as grantor), do hereby grant, bargain, sell and convey unto Darryn Samuel Guy and wife, Britney Sha' Guy (herein referred to as grantees), 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, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 5 and 6, Block 74, according to Safford's Map of the Town of Shelby, Alabama, and all that part of vacated 9<sup>th</sup> Street, lying East of Block 74, according to said Safford's map.

Also, Lots 1, 2, 3 and 4, Block 75, according to Safford's Map of the Town of Shelby, Alabama, except for an unnamed road.

Also, Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 75, according to Safford's Map of the Town of Shelby, Alabama, lying West of an unnamed road. Except for an unnamed road.

Also, a vacated alley in Block 74, according to Safford Map of the Town of Shelby, Alabama, lying West of an unnamed road.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD, 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 their heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators, covenant with said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our 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, we have hereunto set our hands and seals this 26 day of February, 2021.

Patricia L. Reed

Patricia L. Reed, Personal Representative of the  
Estate of Thelma Lee Gilliam, deceased

Terri Connor

Terri Connor, Personal Representatives of the  
Estate of Thelma Lee Gilliam, deceased

  
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STATE OF ALABAMA  
SHELBY COUNTY

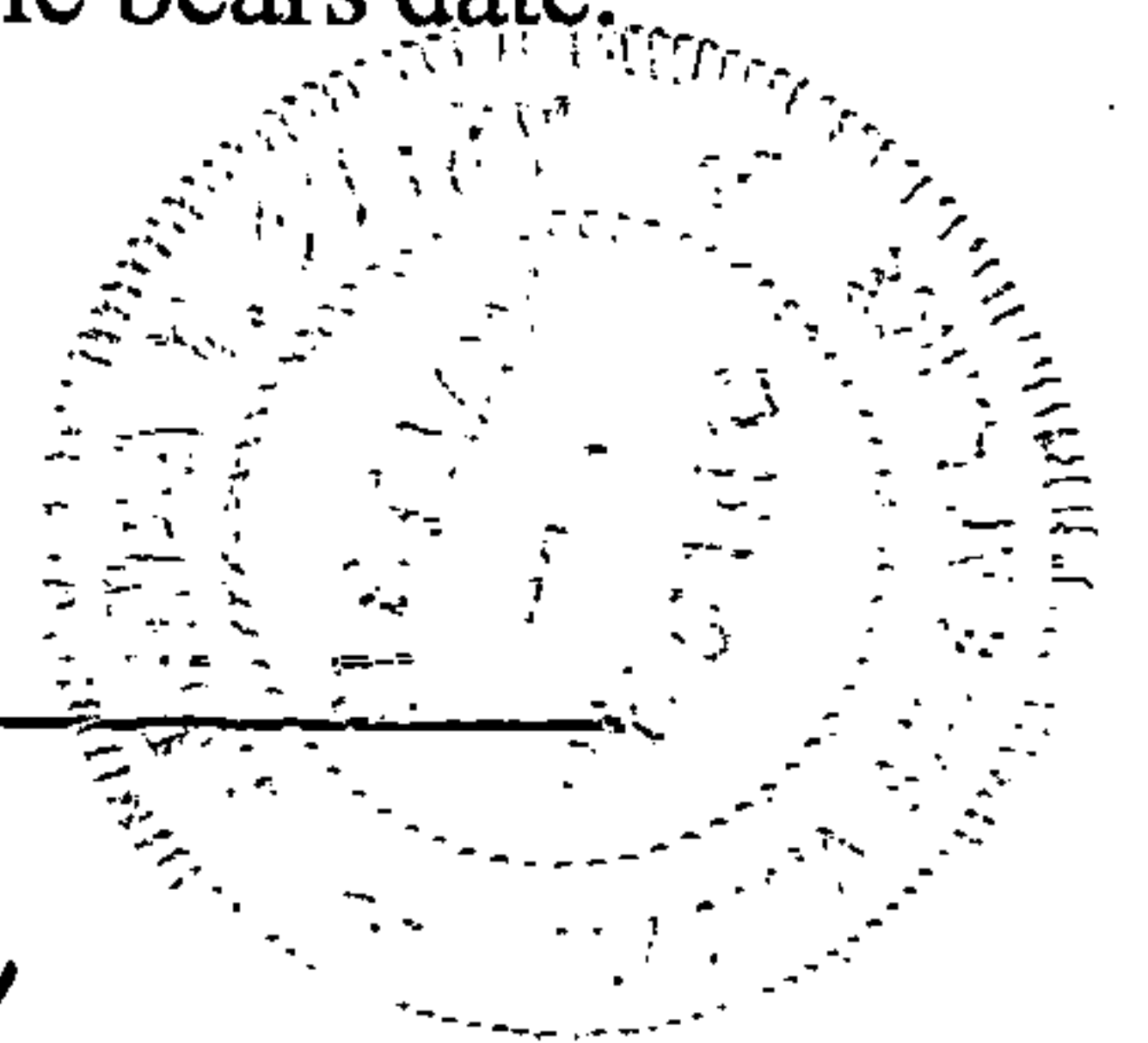
General Acknowledgment

I, Amanda M. Curry, a Notary Public in and for said County, in said State, hereby certify that Patricia L. Reed and Terri Connor, Personal Representatives of the Estate of Thelma Lee Gilliam, deceased, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26<sup>th</sup> day of February, 2021.

Amanda M. Curry  
Notary Public

My Commission Expires: 05/18/2022





# Real Estate Sales Validation Form

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

Grantor's Name Patricia Reed &  
Mailing Address Tari Connor as Rep. of  
Thelma Lee Gilliam  
90 Fernbrook Lane

Grantee's Name Darryn Guy & Britney Guy  
Mailing Address 90 Fernbrook Lane  
Shelby AL 35143

Property Address 90 Fernbrook Lane  
Shelby AL 35143

Date of Sale Feb 26<sup>th</sup> 2021

Total Purchase Price \$ 35,000.00

or

Actual Value

\$

or

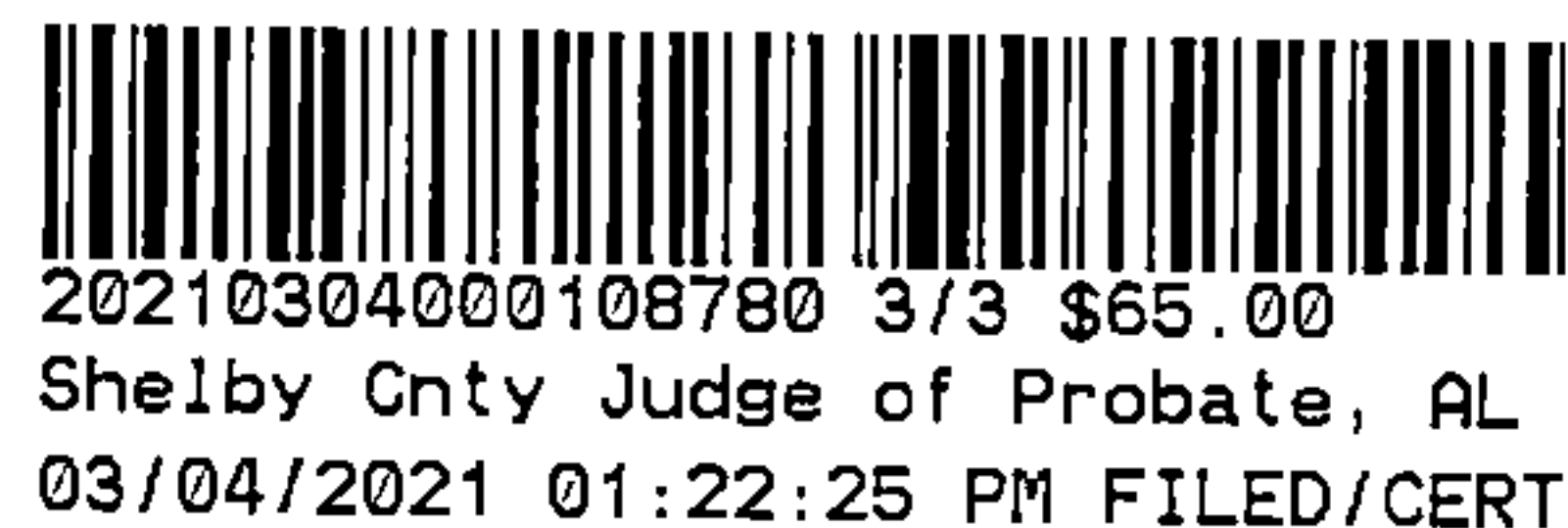
Assessor's Market Value \$

Shelby County, AL 03/04/2021  
State of Alabama  
Deed Tax: \$35.00

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



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 3-4-21

Print Britney Guy

Unattested

(verified by)

Sign

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

Form RT-1