

20210318000135730
03/18/2021 11:57:04 AM
DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
John R. Williams
2725 Wellington Dr.
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **John R. Williams, an unmarried man, and Kimberly L. Williams, an unmarried woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **John R. Williams, an unmarried man** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2, according to the Survey of Chanda Terrace, 6th Sector as recorded in
Map Book 16, Page 10, Shelby County, Alabama Records.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

This conveyance was made pursuant to the Final Judgment of Divorce entered in the Circuit Court of Jefferson County, Alabama, Civil Action No. 68-DR-2020-900347.00.

Kimerbly L. Williams is conveying all of her undivided half interest to **John R. Williams**.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)
this the 12th day of MARCH, 2021.



John R. Williams


Kimberly L. Williams

STATE OF ALABAMA
SHELBY COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **John R. Williams and Kimberly L. Williams**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

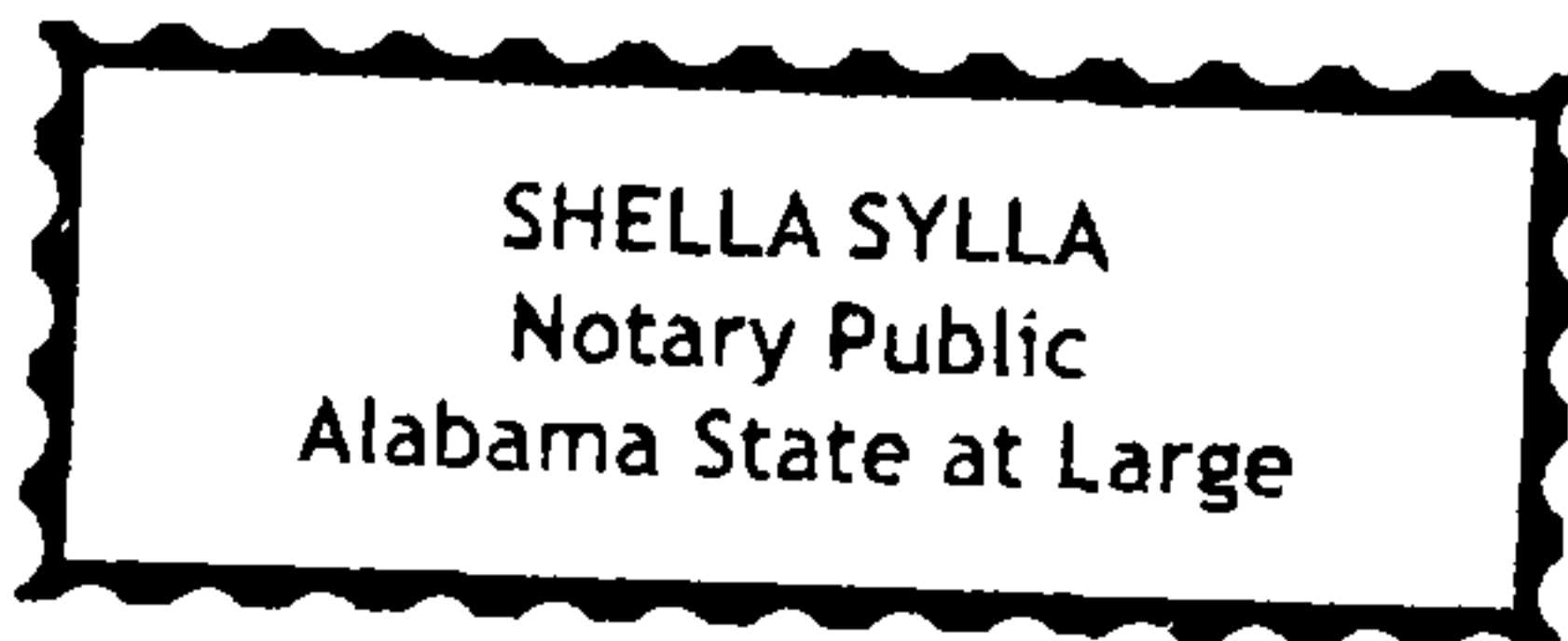
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of MARCH, 2021.



Notary Public

My Commission Expires: 09.28.2023

~~Return to:~~
~~Navy Federal Title Services, LLC.~~
~~21631 Ridgetop Circle, #265~~
~~Sterling, VA 20166~~



Return to:
Navy Federal Title Services, LLC.
21631 Ridgetop Circle, #265
Sterling, VA 20166

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

Grantor's Name John R Williams
 Mailing Address Kimberly L Williams
2725 Wellington Dr
Pelham, AL 35124

Grantee's Name John R Williams
 Mailing Address 2725 Wellington Dr
Pelham, AL 35124

Property Address 2725 Wellington Dr
Pelham, AL 35124

Date of Sale _____
 Total Purchase Price \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/18/2021 11:57:04 AM
 \$132.00 MIST
 20210318000135730

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 208,000.00

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 1/2 Tax Assessor's Value
\$104,000 Removing Spouse from Deed

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 3/12/21

Print John R Williams

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

Unattested

(verified by)