

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Williams
108 Southfield Dr.
Alabaster, AL 35007-7768

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA

}

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Twenty-Five Thousand Dollars and NO/100 (\$225,000.00)** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Michele Falletta Durham, as Personal Representative of the Estate of Joann Falletta, deceased, Shelby County Probate Case No PR-2021-000259**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Richard B. Williams and Catherine Williams** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 3, Southfield Gardens, according to the plat thereof recorded in Map Book 38, Page 100, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage.

At the time of her death, Joann Falletta AKA Jo Ann Falletta was an unmarried person.

TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do personally and as Personal Representative for the Estate, and for the heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that the estate is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and the 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, the undersigned grantor has hereunto set his/her hand and seal, this 5th day of May, 2021.

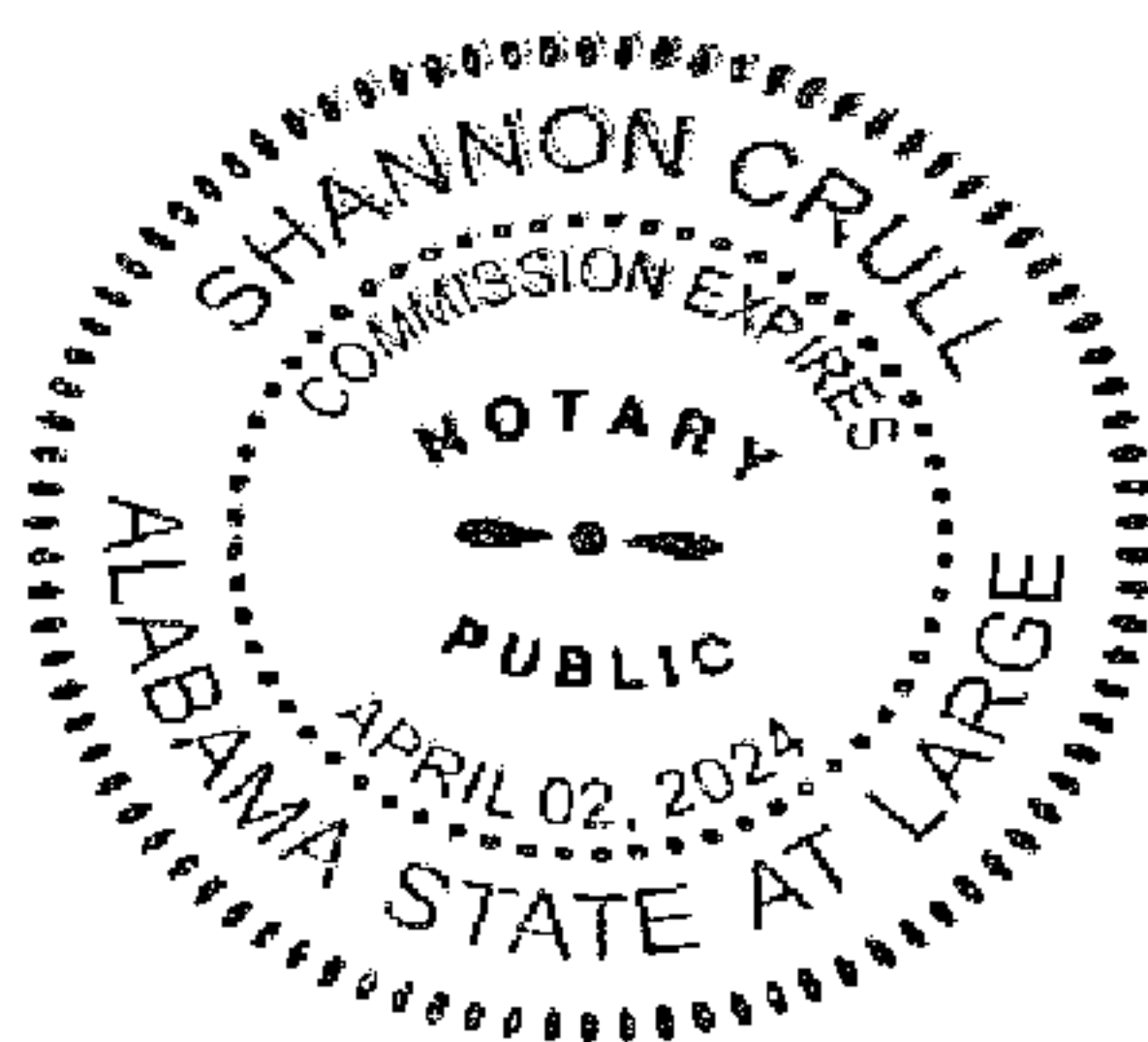
Michele Falletta Durham
Estate of Joann Falletta AKA Jo Ann Falletta, deceased,
by Michele Falletta Durham as Personal Representative

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Michele Falletta Durham as Personal Representative for the **Estate of Joann Falletta AKA Jo Ann Falletta, deceased**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily and with full authority for and on behalf of the estate on the day the same bears date.

Given under my hand and official seal this the 5th day of May, 2021.

Notary Seal



[Signature]
Notary Public
My commission expires: 4/2/24

Real Estate Sales Validation Form

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

Grantor's Name Michele Falletta-Durham
 Mailing Address 2408 Richelieu Lane
Vestavia, AL 35216

Grantee's Name Williams
 Mailing Address 108 Southfield Drive
Alabaster, AL
35007 - 7765

Property Address 108 Southfield Drive
Alabaster, AL
35007

Date of Sale 5-5-2021
 Total Purchase Price \$ 225,000

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

☐ Appraisal

☐ Sales Contract

☐ Other _____

☒ 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 5-5-2021

Print James Yocum

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/06/2021 01:27:40 PM
 \$253.00 CHERRY
 20210506000226850

Ann S. Byrd