

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


20210513000237320 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
05/13/2021 09:44:52 AM FILED/CERT

NO TITLE EXAMINATION WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE.

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

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 Dollars (\$10.00) 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:

Lot 4, in Block 74, according Ed S. Safford's Map of Shelby, Alabama, dated 1890 and recorded in the Probate Office of Shelby County, Alabama.

Lots 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16 of Block 74, according to Safford's map of Town of Shelby, dated 1890.

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.

Shelby County, AL 05/13/2021
State of Alabama
Deed Tax: \$5.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31st day of March, 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

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

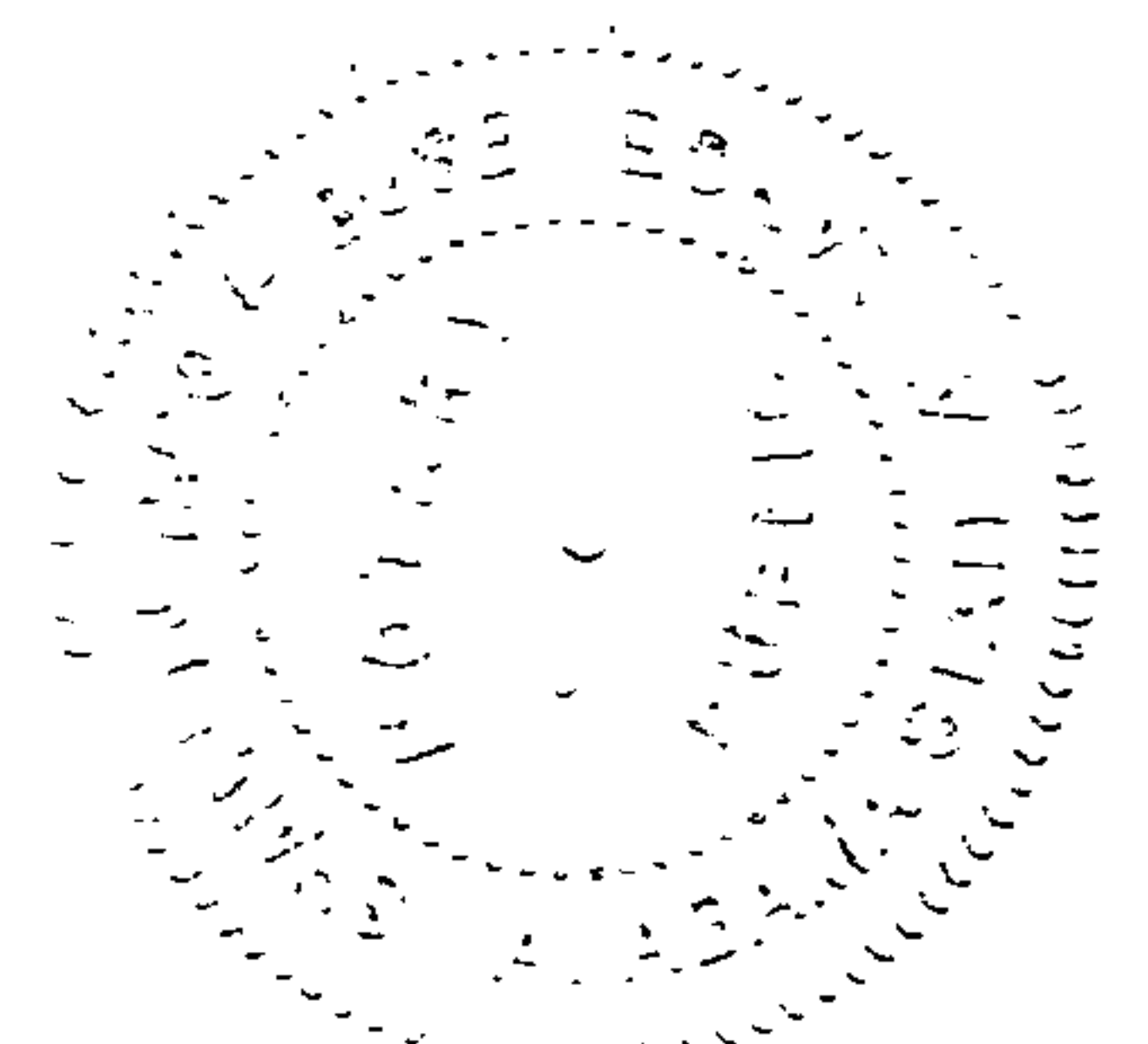
I, Shannon Nicole Buse, a Notary Public in and for said County, in said State, hereby certify that Patricia L. Reed and Terri Connor, Personal Representatives of the Estate of Thelma Lee Gilliam, deceased, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before 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 31st day of March, 2021.

Shannon Nicole Buse

Notary Public

My Commission Expires: 4-21-24



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Real Estate Sales Validation Form

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

Grantor's Name Thelma Gilliam
Mailing Address 90 Fernbrook Lane
Shelby AL 35143

Grantee's Name Darryn Samuel Guy
Mailing Address Britney Sha Guy
Same

Property Address 90 Fernbrook Lane
Shelby AL 35143

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 4,660

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 13 May 21

Print Darryn Guy

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

Unattested

(verified by)



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Form RT-1