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Return to:  
Amrock LLC  
662 Woodward Avenue  
Detroit, MI 48226

Order Number:  
68897125

WARRANTY DEED

STATE OF Alabama )  
COUNTY OF Shelby )

Send Tax Notices to:  
651 Wynlake Cv  
Alabaster, AL 35007-7647

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **ALLENE BROWN ANDERSON**, an unmarried woman, whose address is 651 Wynlake Cv, Alabaster, AL 35007-7647, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **ALLENE BROWN ANDERSON as Surviving Trustee of the James and Allene Anderson Revocable Trust, dated December 14, 2001**, whose address is 651 Wynlake Cv, Alabaster, AL 35007-7647, herein referred to as Grantee, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.**

LOT 130, ACCORDING TO THE SUBDIVISION PLAT MAP OF WYNLAKE PHASE 4C, RECORDED IN MAPBOOK 29, PAGE 15, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, AL.

Prior Deed Reference: Instrument No. \_\_\_\_\_.

Parcel ID Number: 23 8 27 0 000 001.109

Commonly Known As: 651 Wynlake Cv, Alabaster, AL 35007-7647

Fair Market Value: \$287,000.00

**The above described property does constitute part of the Grantors' homestead.**

**TO HAVE AND TO HOLD** unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

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The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 12 day of November, 20 20.

GRANTOR:

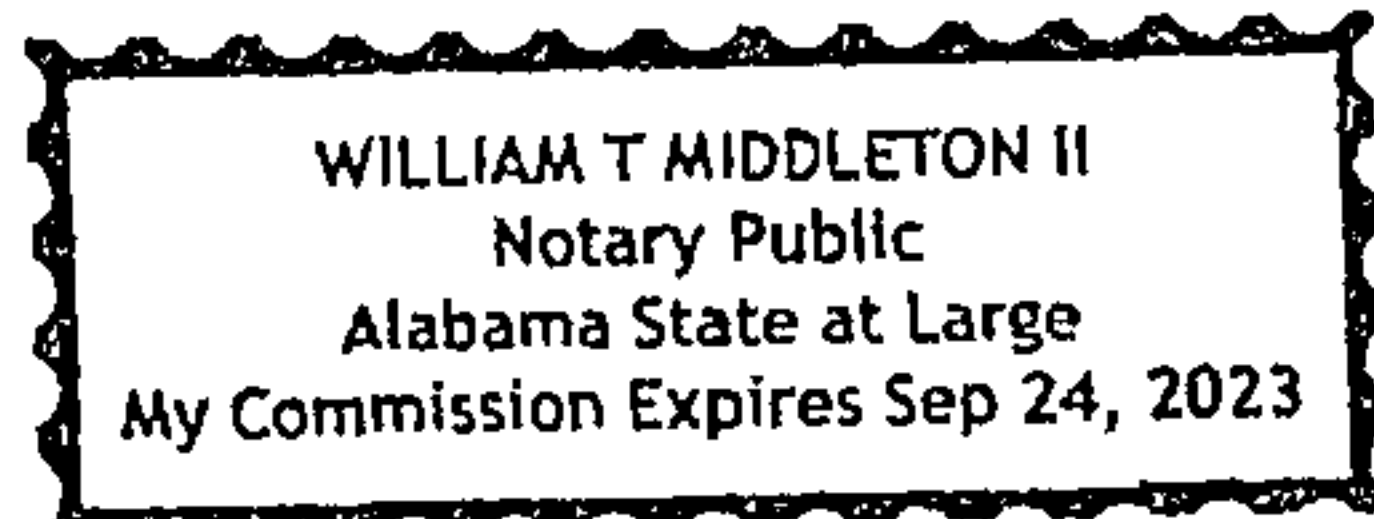
Alene Brown Anderson  
ALLENE BROWN ANDERSON

STATE OF Alabama )  
COUNTY OF Shelby )

I, William T. Middleton II, a Notary Public for the State of Alabama, do hereby certify that ALLENE BROWN ANDERSON, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 12 day of November, 20 20.

(NOTARY SEAL)



William T. Middleton II  
Notary Public William T. Middleton II  
My commission expires: 9/24/2023

*This instrument prepared by:*  
*Gregory M. Varner, Esq.*  
*Attorney at Law*  
*215 Narrows Parkway, Suite F*  
*Birmingham, AL 35242*  
*256-354-5464*

## Real Estate Sales Validation Form

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

Grantor's Name Allene Brown Anderson  
 Mailing Address \_\_\_\_\_  
651 Wynlake Cove  
Alabaster, AL 35007

Grantee's Name Allene Brown Anderson, as Surviving Trustee of the  
 Mailing Address James and Allene Anderson Revocable Trust, dated December 14, 2001  
651 Wynlake Cove  
Alabaster, AL 35007

Property Address 651 Wynlake Cove  
Alabaster, AL 35007  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \$287,000.00

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 ☐ 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 11/12/2020

Print Allene Brown Anderson,  
as Surviving Trustee

☐ Unattested

(verified by)

Sign Allene Brown Anderson, as Surviving Trustee  
 (Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/24/2021 09:04:50 AM  
 \$315.00 JOANN  
 20210524000252240

**Form RT-1**

*Allene S. Byrd*