

**This Instrument Prepared By:**  
C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**  
Tracy L. Hutchison  
328 Windemere Drive  
Sterrett, Alabama 35147

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this July 8, 2021**, That for and in consideration of **THREE HUNDRED SIXTY THOUSAND AND NO/100 (\$360,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **ESTATE OF DONNA MCKINNEY LUMMUS, DECEASED (SHELBY COUNTY PROBATE CASE NO. PR-2021-000186), BY KATHRYN LUMMUS SMITH and LYNN MCKINNEY LUMMUS, AS PERSONAL REPRESENTATIVES**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **TRACY L. HUTCHISON**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

A parcel of land situated in the NE ¼ of the NW ¼ of Section 12, Township 19 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of the NE ¼ of the NW ¼ of Section 12, Township 19 South, Range 1 West; thence North 89°51'33" West along the south line of said ¼ ¼ section a distance of 330.00 feet to the Point of Beginning; thence continue along the last described course a distance of 549.33 feet to the easterly boundary of Lot 3 Windemere Estates as recorded in Map Book 17, Page 66, in the Office of the Judge of Probate of Shelby County, Alabama; thence North 1°30'02" West along said boundary a distance of 414.46 feet to the southerly boundary of Lot 2 Windemere Estates; thence North 89°47'22" East along said boundary a distance of 549.26 feet; thence S 1°28'07" East a distance of 417.83 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2021 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.
7. Rights of others in and to that non-exclusive easement for ingress and egress recorded in Instrument #1994/24567 in the Probate Office of Shelby County, Alabama.

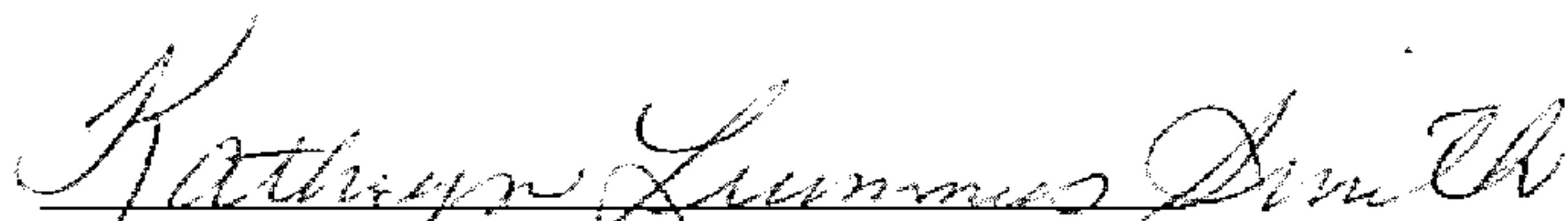
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**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, Grantee's heirs and assigns forever.

**AND SAID GRANTORS**, 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 **SHELBY 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.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of July 8, 2021.

**GRANTOR:**

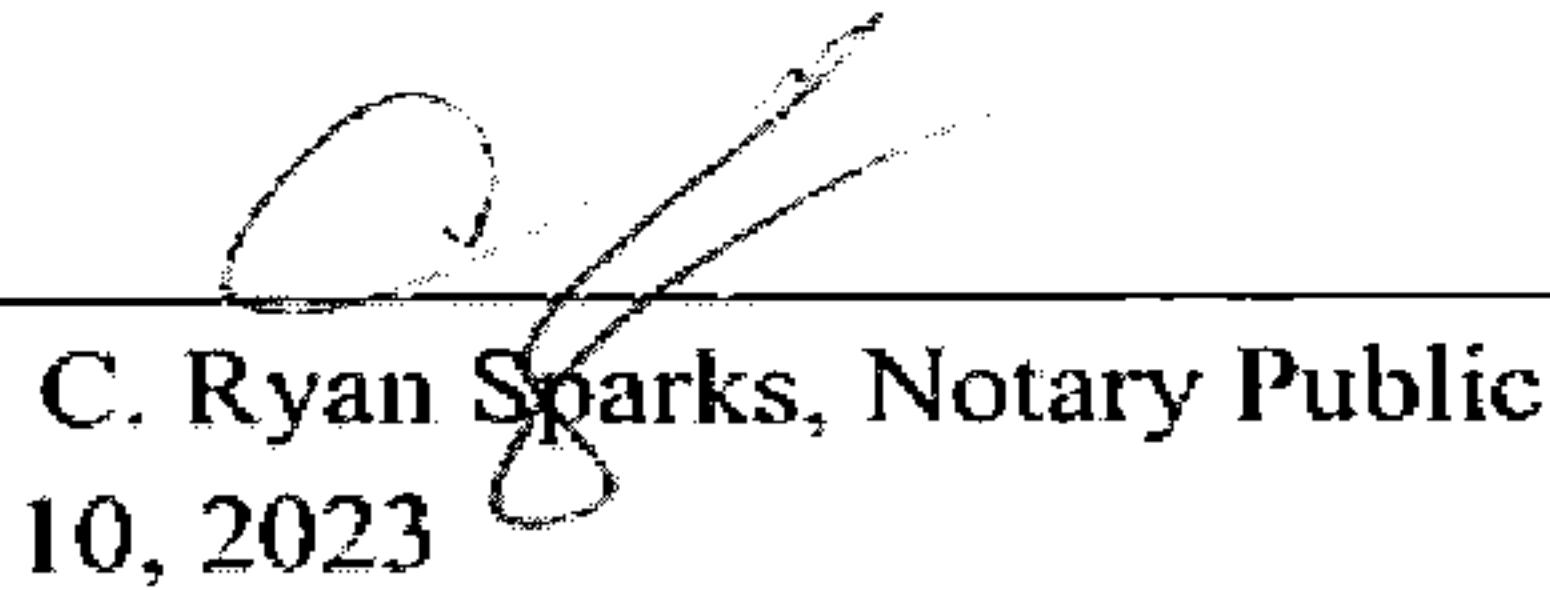


Estate of Donna McKinney Lummus, Deceased (Shelby County Probate Case No. PR-2021-000186), by Kathryn Lummus Smith, as Personal Representative

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Estate of Donna McKinney Lummus, Deceased (Shelby County Probate Case No. PR-2021-000186), by Kathryn Lummus Smith, as Personal Representative, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Estate of Donna McKinney Lummus, Deceased (Shelby County Probate Case No. PR-2021-000186), by Kathryn Lummus Smith, as Personal Representative executed the same voluntarily with full authority as Personal Representative of said estate, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of July 8, 2021.

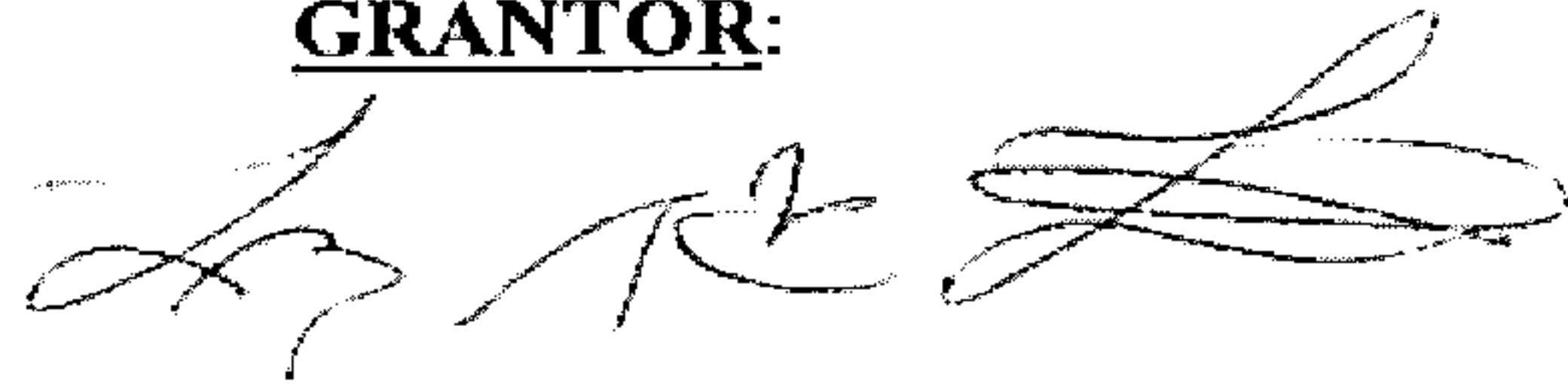


C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023



**GRANTOR:**



Estate of Donna McKinney Lummus, Deceased (Shelby County Probate Case No. PR-2021-000186), by Lynn McKinney Lummus, as Personal Representative

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Estate of Donna McKinney Lummus, Deceased (Shelby County Probate Case No. PR-2021-000186), by Lynn McKinney Lummus, as Personal Representative, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Estate of Donna McKinney Lummus, Deceased (Shelby County Probate Case No. PR-2021-000186), by Lynn McKinney Lummus, as Personal Representative executed the same voluntarily with full authority as Personal Representative of said estate, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of July 8, 2021.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023



# Real Estate Sales Validation Form

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

Grantor's Name  
Estate of Donna  
Mailing Address  
McKinney Lummus  
328 Windemere Drive  
Sterrett, Alabama 35147

Grantee's Name Tracy L. Hutchison  
Mailing Address  
\_\_\_\_\_  
328 Windemere Drive  
\_\_\_\_\_  
Sterrett, Alabama 35147

**Property Address** 328 Windemere Drive  
Sterrett, Alabama 35147

Date of Sale 7/8/21  
Total Purchase Price \$ 360,000.00  
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
- 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 3/2/21

Print C. Ryan Sparks

# Unat

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(specifics and how)

Sign

**Grantor/Grantee/Owner/Agent** (circle one)

## Form RT-1