

This document prepared by:  
Law Office of John A. Gant  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Daniel and Erica Williamston  
646 Forest Lakes Dr.  
Sterrett, AL 35147

**GENERAL WARRANTY DEED**

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Six Thousand and 00/100 Dollars (\$296,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, MARTY JOHN NEMMERS and ANGEL V. NEMMERS, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DANIEL MELVIN WILLIAMSTON and ERICA CARLTON WILLIAMSTON, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 12, according to the Map and Survey of Forest Lakes, Sector 1, as recorded in Map Book 28, page 94, in the Probate Office of Shelby County, Alabama

All of the consideration is from a purchase money first mortgage and a second mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are 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.

Dated this 29 day of September, 2021.

Marty John Nemmers  
MARTY JOHN NEMMERS

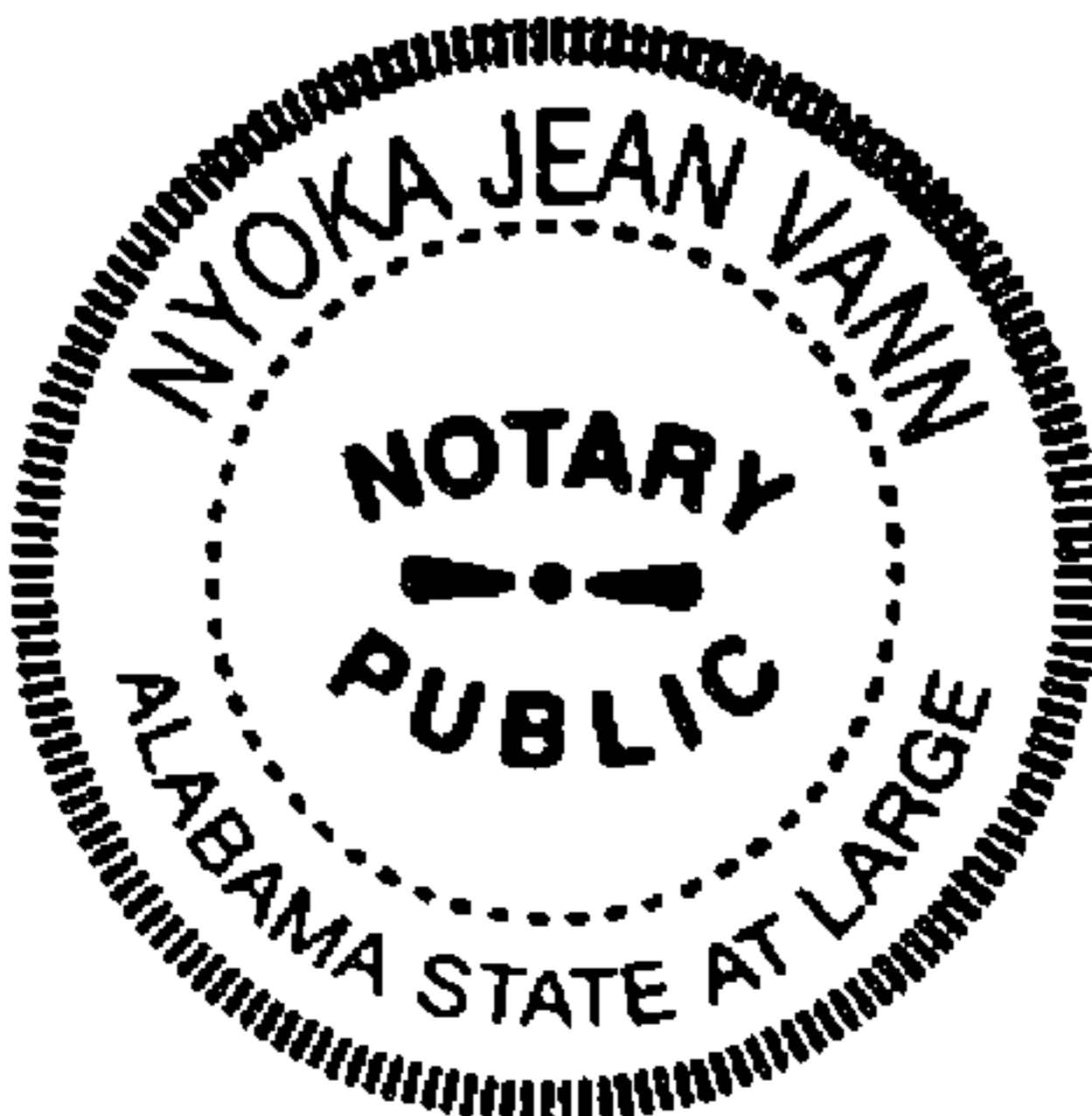
Angel V. Nemmers  
ANGEL V. NEMMERS

STATE OF ALABAMA)  
Houston COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARTY JOHN NEMMERS and ANGEL V. NEMMERS, whose names 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 the 29<sup>th</sup> day of Sept., 2021.

Nyoka Jean Vann  
NOTARY PUBLIC:  
My Commission Expires: Sept. 6, 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 Marty & Angel Nemmers  
 Mailing Address P.O. Box 321  
Headland, AL 36345

Grantee's Name Daniel & Erica Williamston  
 Mailing Address 646 Forest Lakes Dr.  
Sterrett, AL 35147

Property Address 646 Forest Lakes Dr.  
Sterrett, AL 35147

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/20/2021 08:38:43 AM  
 \$29.00 JOANN  
 20211020000509480

Date of Sale 10/18/2021  
 Total Purchase Price \$ 296,000.00

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_



*Allen S. Byrd*

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☒ Sales Contract

☒ Closing Statement  
☐ Other

\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

**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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 10/18/2021

Print John A. Gant

Sign

*John A. Gant*  
 (Owner / Agent) circle one