

SEND TAX NOTICE TO:

Pauline Williams

This Instrument was prepared by:

Kenneth J. Baumann Jr. Esq.

One Perimeter Park South, Suite 100N

Birmingham, AL 35243



20211110000544150 1/3 \$45.50
Shelby Cnty Judge of Probate, AL
11/10/2021 01:59:04 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

Know all men by these presents, that in exchange for and in consideration of the sum of \$10.00, the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Dora Pauline Williams (herein referred to as grantor) who assumed sole ownership of the below listed real property upon the death of my husband Lloyd Malcom Williams Jr. on October 3, 2020, do grant, bargain, sell and convey with warranty unto Dora Pauline Clements Williams and Theresa Williams Baumann (herein referred to as grantee) with full rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Begin on W LN SEC 12 T 24N R 12E Dist there on 910.64' of
1st SD W LN with SW LN ALA HWY 155 S 249 NE 790.48' NW
264.54' NE TO SW LN ALA 155 NW ALG SD SW LN 444.04
SW 490' (S) W TO POB
S; 12 T 24N R; 12 E Parcel 36 1 12 0 001 019.000

TO HAVE AND TO HOLD Unto the said GRANTEE and Grantee's heirs and assigns forever.

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Greene's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises, that the premises are free from all encumbrances unless noted above, that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against all lawful claims whatsoever.

Shelby County, AL 11/10/2021
State of Alabama
Deed Tax: \$17.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 10th day of November 2021.

GRANTOR:

Pauline C Williams

GRANTEE:

JW Baumann

WITNESS:

[Signature]

STATE OF ALABAMA)
COUNTY OF SHELBY)

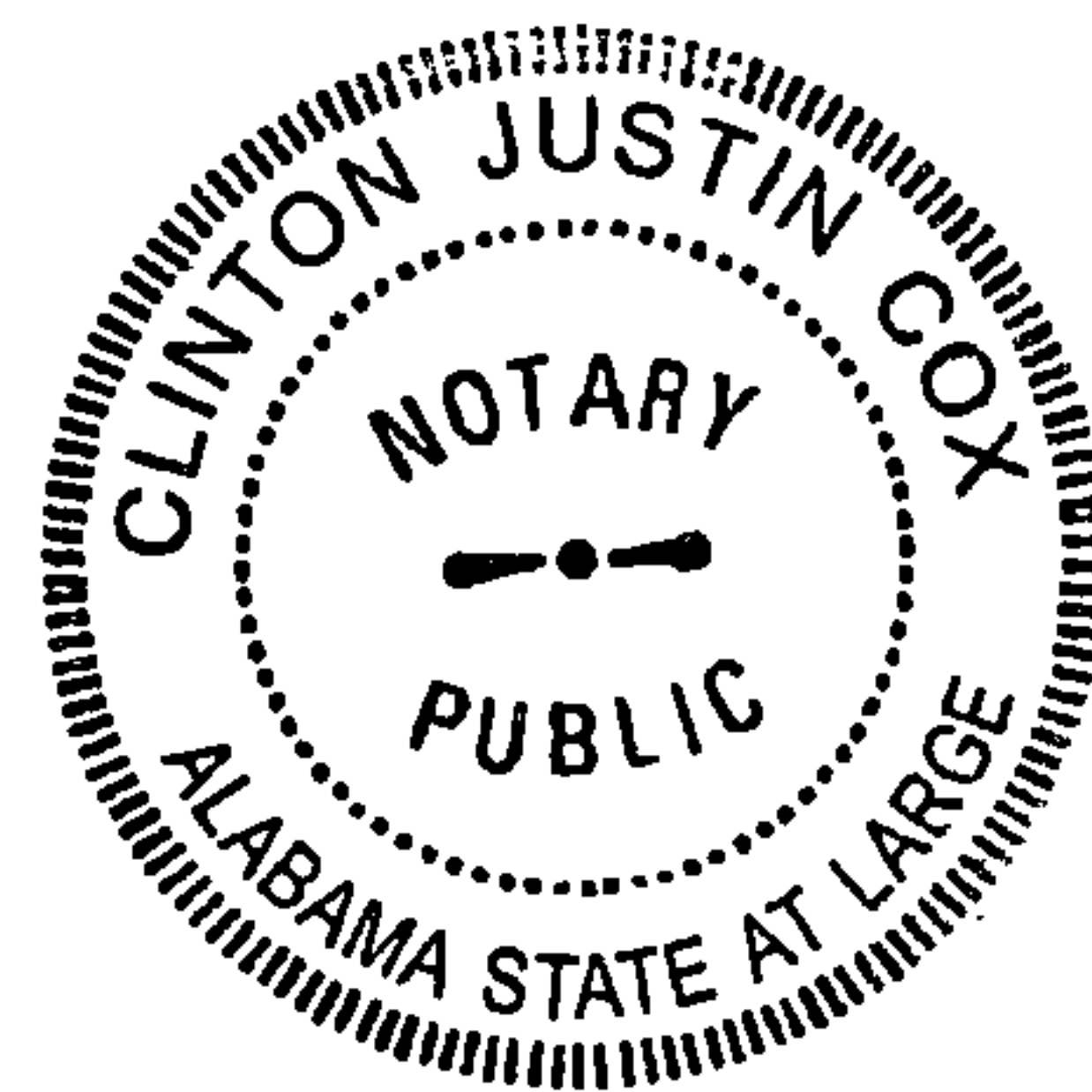
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pauline C. Williams and Teressa Baumann whose name(s) is (are) signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, (they) executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of November, 2021.

[Signature]

Notary Public

My Commission Expires: 8/7/2024



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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 Lloyd M & Pauline C Williams

Grantee's Name Pauline C Williams + Theresa W Bauman

Mailing Address 8197 Hwy 155
Montevallo AL
35115

Mailing Address 8197 Hwy 155
Montevallo AL
35115

Property Address _____
Same

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 17,500

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 10 Nov 2021

Print Pauline C Williams

Unattested

Sign Pauline C Williams
(Grantor/Grantee/Owner/Agent) circle one

