

Prepared by:

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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:

Genoa R. McPhatter

4105 Milner Circle

Birmingham, AL 35242

This deed was prepared without benefit of title. The preparer is acting as scrivener only. No warranties are made by the preparer as to the status of title or the accurateness of the legal description.

Grantors are conveying 1/3 interest to Denise Bonds Williams.

STATE OF ALABAMA

)

) JOINT WITH RIGHT OF SURVIVORSHIP

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **GENOA R. McPHATTER, an unmarried woman, and CONDOLEEZZA RICE, an unmarried woman** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **GENOA R. McPHATTER; CONDOLEEZZA RICE; and DENISE BONDS WILLIAMS** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 148, according to the Amended Map of Greystone Farms, Milner's Crescent Sector, Phase 4, as recorded in Map Book 27, Page 71, Shelby County, Alabama records.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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 the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, GENOA R. McPHATTER, has hereunto set her hand and seal this the 9 day of ^{November} ~~October~~, 2021.

GENOA R. McPHATTER
GENOA R. McPHATTER

STATE OF ALABAMA)

COUNTY OF ~~JEFFERSON~~ ^{SHARBY})

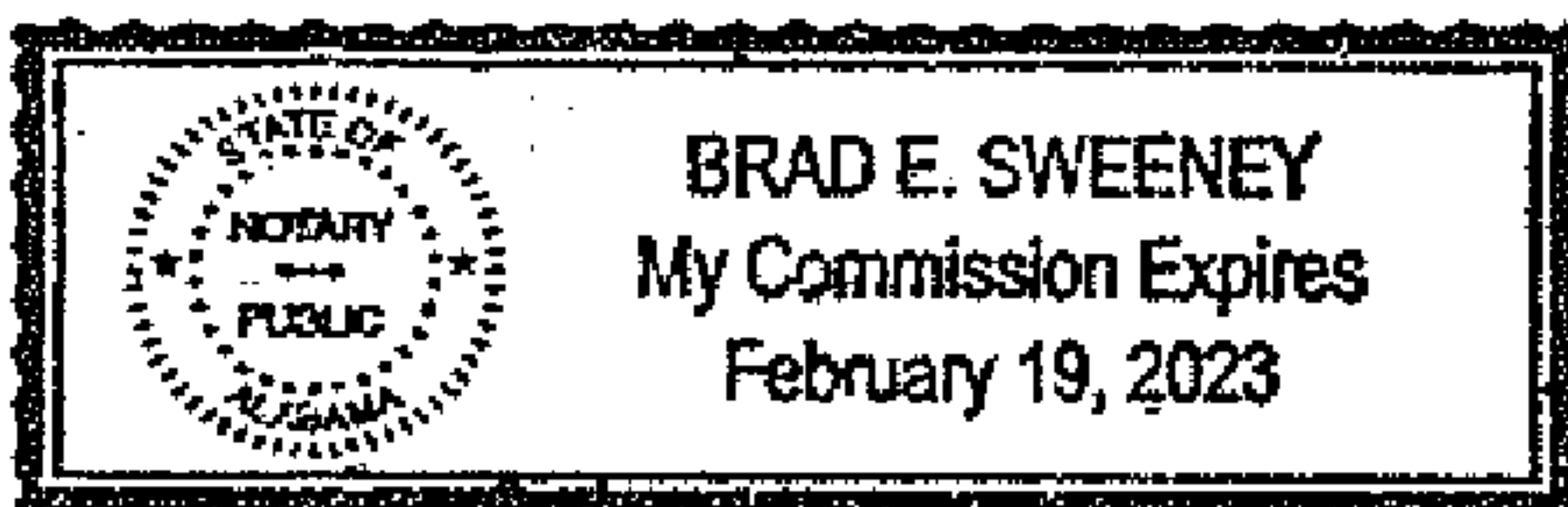
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **GENOA R. McPHATTER**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of ^{November} ~~October~~, 2021.

BRAD E. SWEENEY
NOTARY PUBLIC

My commission expires:

02/19/2023



IN WITNESS WHEREOF, said Grantor, CONDOLEEZZA RICE, has hereunto set her hand and seal this the 9 day of ~~October, 2021~~ November 2021



CONDOLEEZZA RICE

STATE OF CALIFORNIA)

COUNTY OF _____)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CONDOLEEZZA RICE**, 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 the instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the _____ day of October, 2021.

NOTARY PUBLIC

My commission expires:

(See attached notarial certificate)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

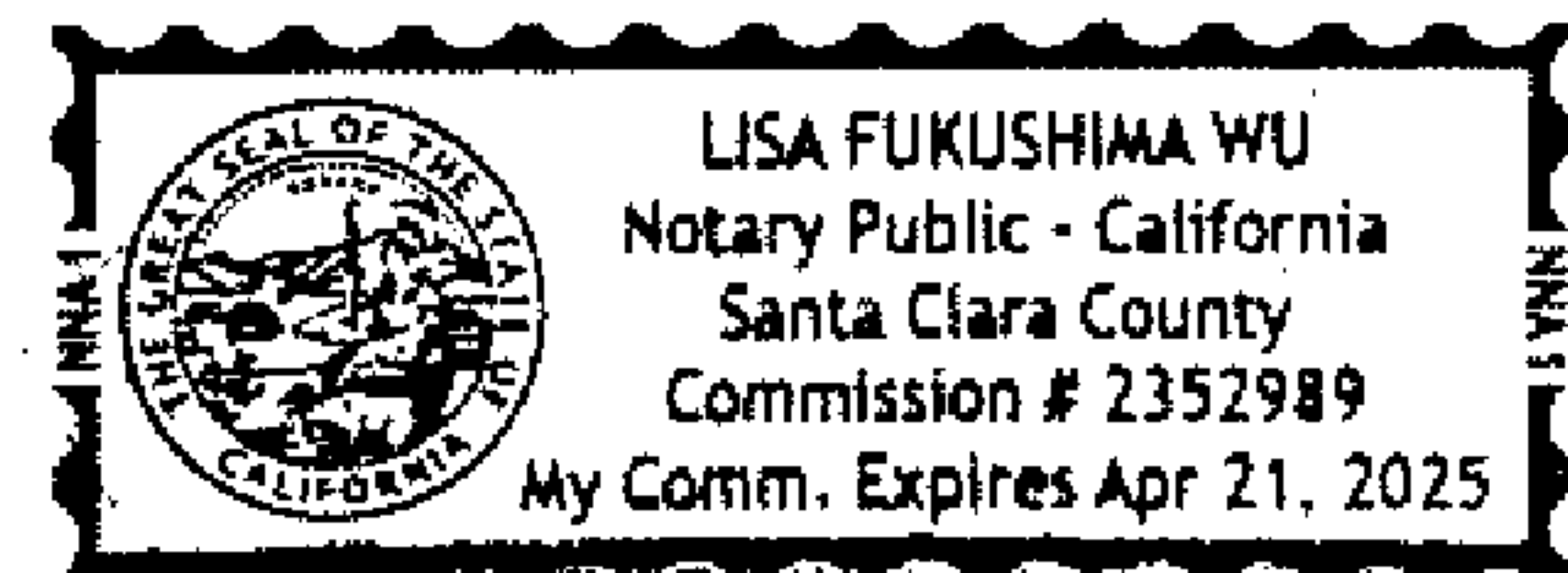
On November 9, 2021 before me, Lisa Fukushima Wu, Notary Public
(insert name and title of the officer)

personally appeared Condoleezza Rice,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Lisa Fukushima Wu* (Seal)



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>GENOA R. McPHATTER and CONDOLEEZZA RICE</u>	Grantee's Name	<u>GENOA R. McPHATTER; CONDOLEEZZA RICE; and DENISE BONDS WILLIAMS</u>
Mailing Address	<u>4105 MILNER CIRCLE BIRMINGHAM, AL 35242</u>	Mailing Address	<u>4105 MILNER CIRCLE BIRMINGHAM, AL 35242</u>
Property Address	<u>4105 MILNER CIRCLE BIRMINGHAM, AL 35242</u>	Date of Sale	<u>November 9, 2021</u>
		Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>13.0 of \$440,000 or \$47,000</u>

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	☐ Property Tax Valuation

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 November 9, 2021

Unattested

Print Malcolm S. McLeod

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 210888



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2021 12:40:17 PM
\$182.00 BRITTANI
20211112000546720

Form RT-1
Alabama 08/2012 LSS

Allen S. Boyd