

20211118000555240  
11/18/2021 09:30:18 AM  
DEEDS 1/3

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, AL 35243

**Send tax notice to:**  
Carolyn Wilkerson  
912 W Riverchase Parkway  
Hoover, AL 35244

**WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

That in consideration of **FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$500,000.00)**, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Michael W. Evans and Melinda Evans, a married couple**, do hereby grant, bargain, sell and convey unto **Carolyn Wilkerson** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 21, according to the Amended Survey Second Addition to Riverchase Country Club, Residential Subdivision, as recorded in Map Book 7, Page 121, in the Probate Office of Shelby County, Alabama.**


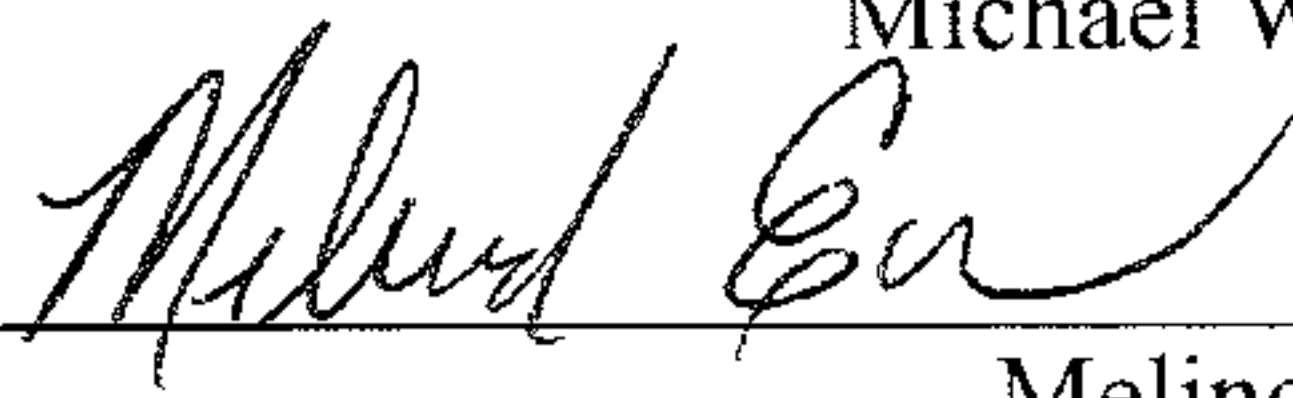
**SUBJECT TO ALL MATTERS OF RECORD**

**\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12th day of November, 2021.

  
\_\_\_\_\_  
Michael W. Evans  
  
\_\_\_\_\_  
Melinda Evans

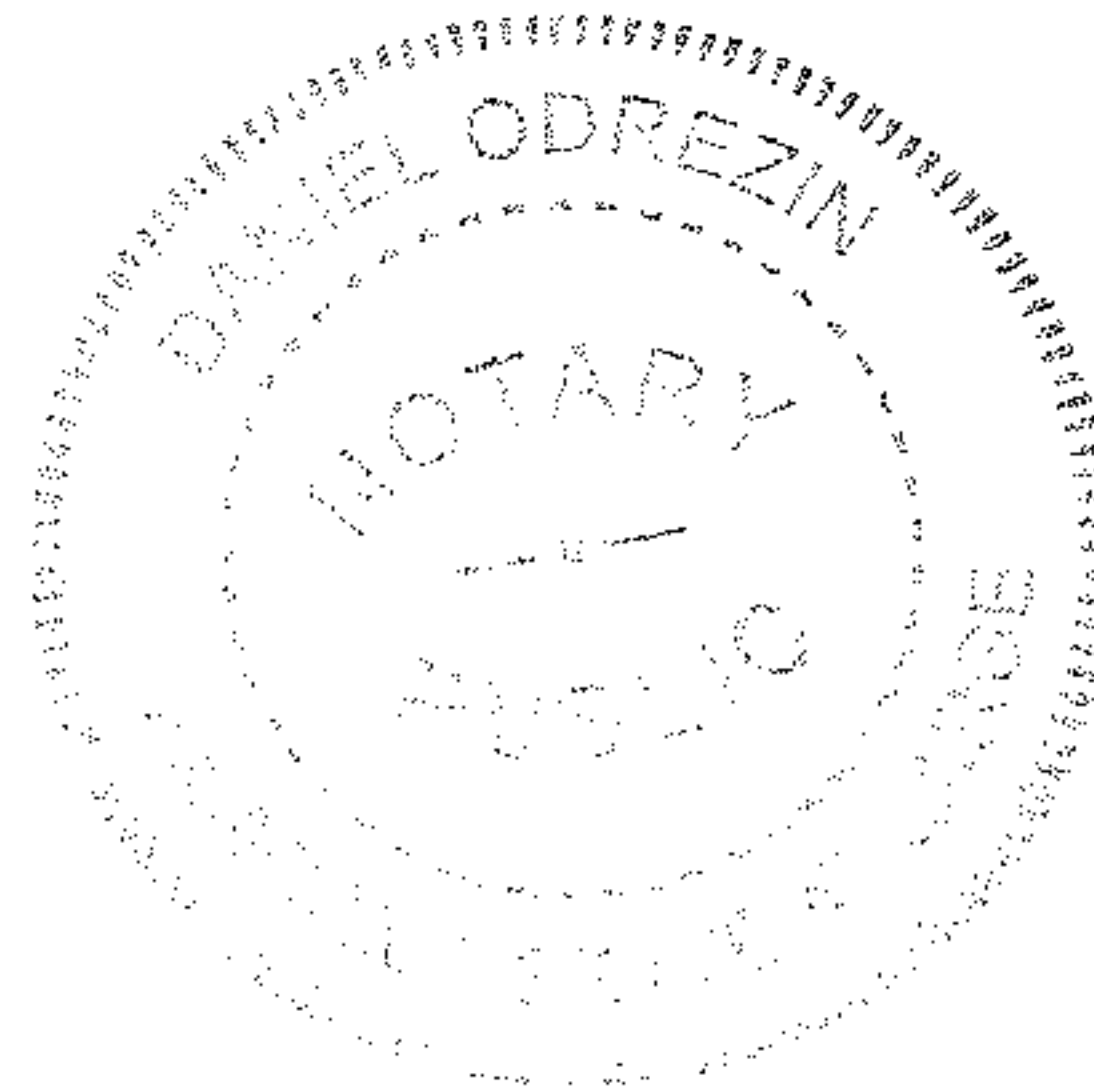
STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael W. Evans and Melinda Evans** 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 12th day of November, 2021.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 4/3/22



**Real Estate Sales Validation Form**

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

Grantor's Name Michael W. Evans and Melinda Evans  
Mailing Address 1788 Deo Dara Drive  
Hoover, AL 35226

Grantee's Name Carolyn Wilkerson  
Mailing Address \_\_\_\_\_

Property Address 912 W Riverchase Parkway  
Hoover, AL 35244

Date of Sale November 12, 2021  
Total Purchase Price \$500,000.00  
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

Appraisal  
 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 11/12/2021

Print Makeila Richardson

Unattested

(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/18/2021 09:30:18 AM  
\$528.00 CHERRY  
20211118000555240

Alexis Boyd