

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
LINDA P. RAYMER

251 BEAVER CREEK PKWY
PELHAM, AL 35124

WARRANTY DEED

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty-Five Thousand and 00/100 (\$285,000.00) to the undersigned Grantor, as of the ROBERT F. WAITES, JR, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JANET M. WAITES, DECEASED, SHELBY COUNTY, PROBATE CASE NUMBER PR-2021-000882., (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto LINDA P. RAYMER (herein referred to as GRANTEE) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 76, ACCORDING TO THE SURVEY OF BEAVER CREEK PRESERVE SECOND SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 54, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Property address: 251 BEAVER CREEK PKWY, PELHAM, AL 35124

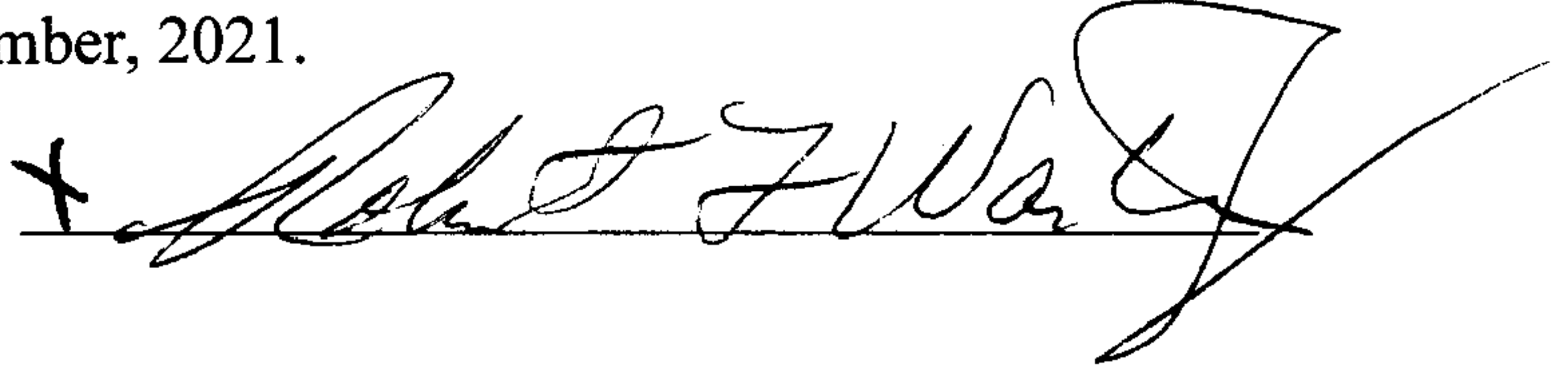
*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

TO HAVE AND TO HOLD and I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor who is authorized to execute this conveyance, hereto set his/her signature and seal this the 19th day of November, 2021.

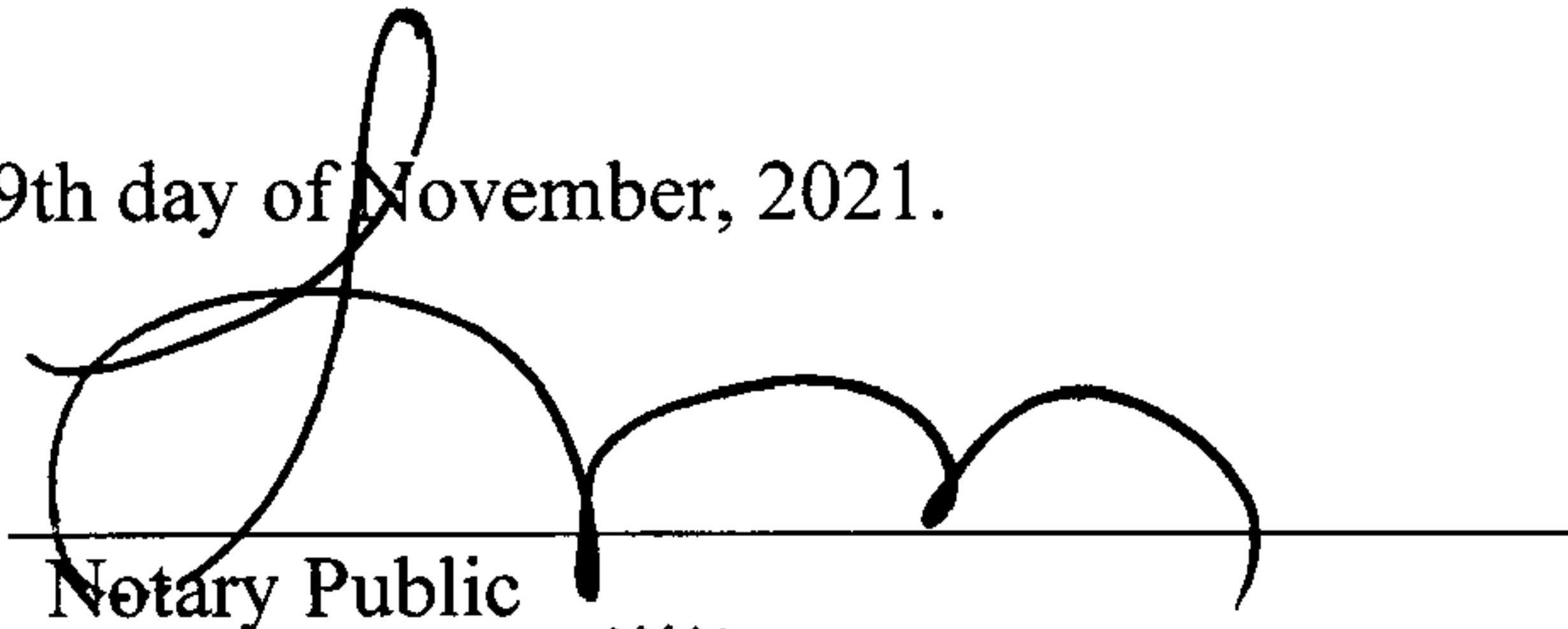


ROBERT F. WAITES, JR, AS
PERSONAL REPRESENTATIVE OF
THE ESTATE OF JANET M. WAITES,
DECEASED, SHELBY COUNTY,
PROBATE CASE NUMBER PR-2021-
000882.

State Of Alabama
Shelby County

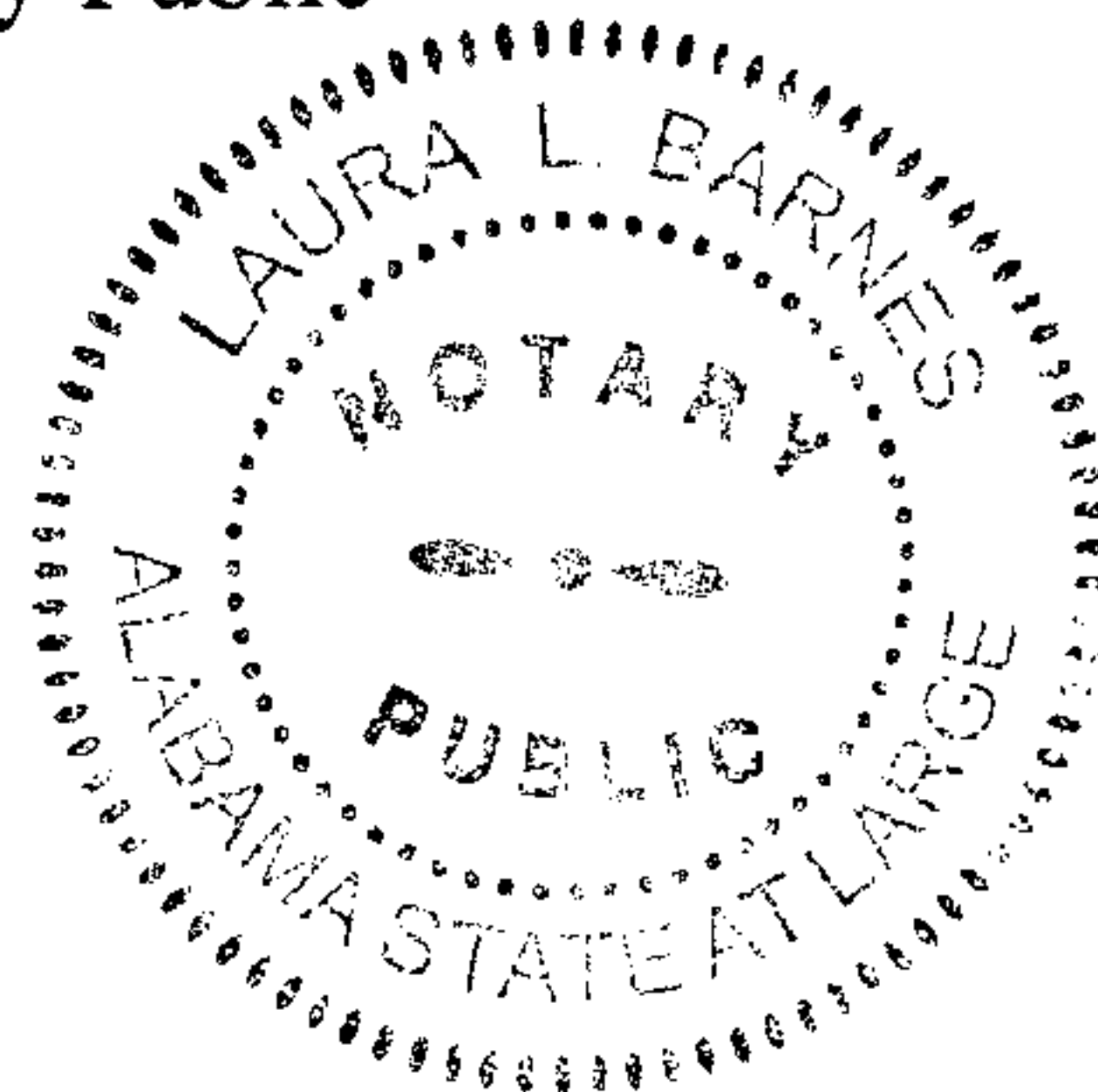
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that of ROBERT F. WAITES, JR, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JANET M. WAITES, DECEASED, SHELBY COUNTY, PROBATE CASE NUMBER PR-2021-000882., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of November, 2021.


Notary Public

My Commission Expires:

2/4/24



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

Grantor's Name: ROBERT F. WAITES,
JR, AS PERSONAL
REPRESENTATIVE OF
THE ESTATE OF
JANET M. WAITES,
DECEASED, SHELBY
COUNTY

Grantee's Name: LINDA P. RAYMER



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2021 01:47:10 PM
\$56.50 JOANN
20211119000558920

Allie S. Bayl

Mailing Address: 251 BEAVER CREEK
PKWY

Mailing Address: 251 BEAVER CREEK PKWY

PELHAM, AL 35124

PELHAM, AL 35124

Property Address: 251 BEAVER CREEK
PKWY
PELHAM, AL 35124

Date of Sales November 19th, 2021

Total Purchase Price: (\$285,000.00)

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<input checked="" type="checkbox"/>	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: November 19th, 2021

Print Laura L. Barnes

Sign

[Signature]

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

Unattested

(verified by)