

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*

*Audie Wages*  
*195 Wakota Trl*  
*Wilsonville, AL*  
*35186*

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED NINE THOUSAND DOLLARS AND ZERO CENTS (\$209,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *The Estate of Norma Jeane Wages (AKA Norma Jean Wages) PR-2019-000270, Shelby County, Alabama, Audie Wages, a married man, Brian Craig Wages, a Single man, Verna Jo Ashwood, a Married woman, Leigh Ann Hinchee, a Single woman and Jodie Denise Graham, a Widowed woman* (herein referred to as **Grantors**), grant, bargain, sell and convey unto, *Audie Wages* (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 14, according to the survey of Lay Lake Farms Estate, as recorded in Map Book 9, Page 178, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

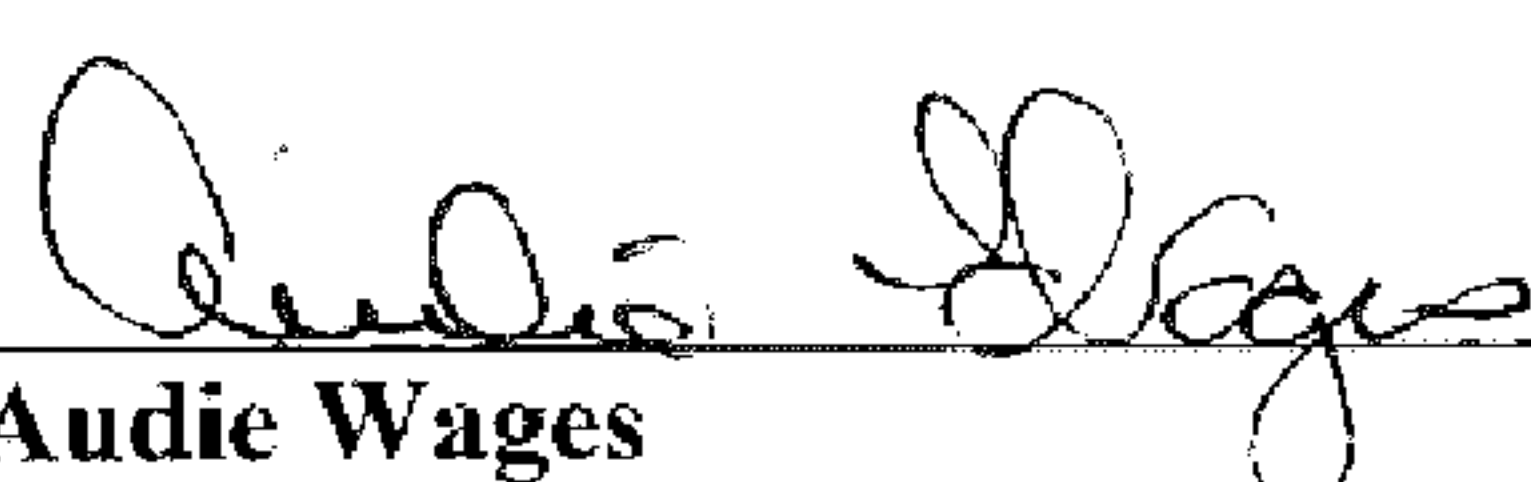
*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*


*Grantors herein are all the heirs at law of Norma Jeane Wages (AKA Norma Jean Wages), having died 3/17/2019*

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 30 day of December, 2021

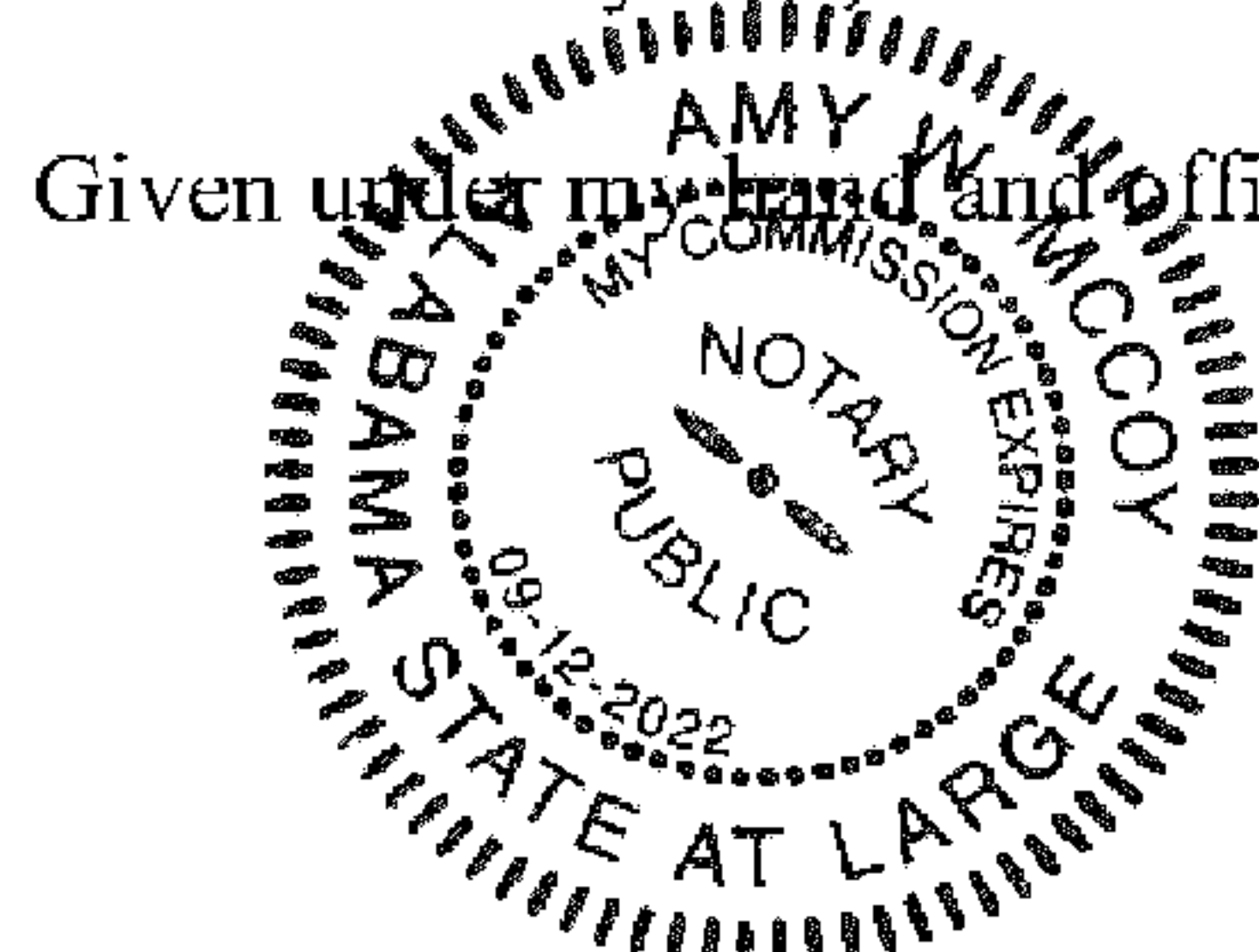
  
Audie Wages

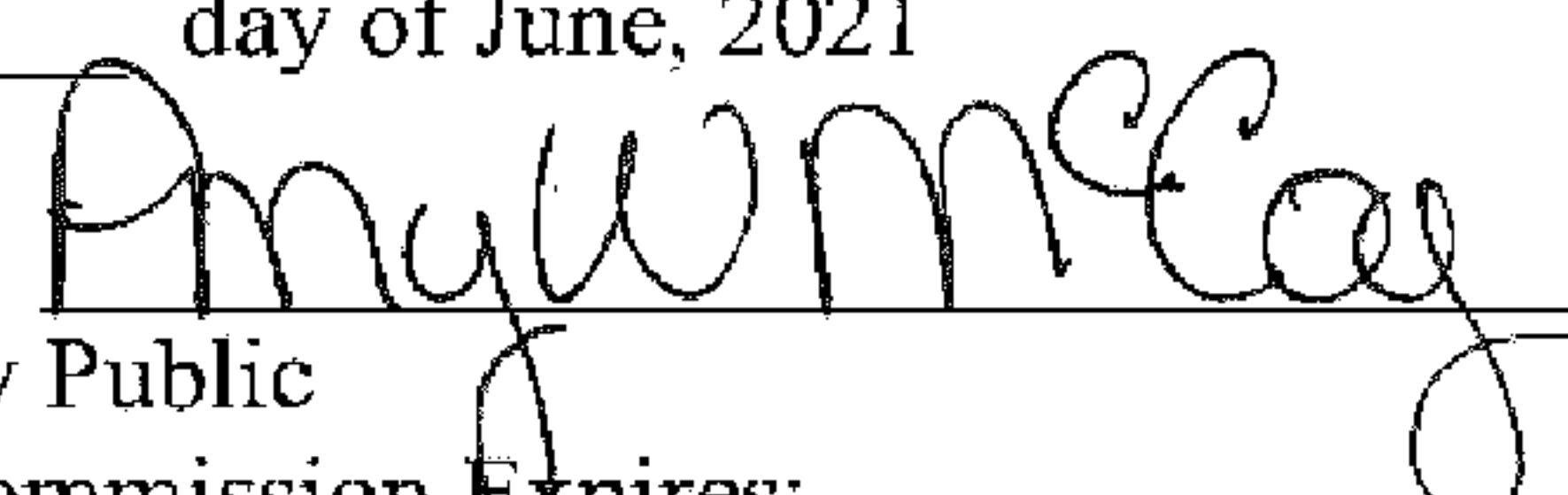
  
The Estate of Norma Jeane Wages (AKA  
Norma Jean Wages) PR-2019-000270,  
Shelby County, Alabama.  
By: Audie Wages, Personal Representative

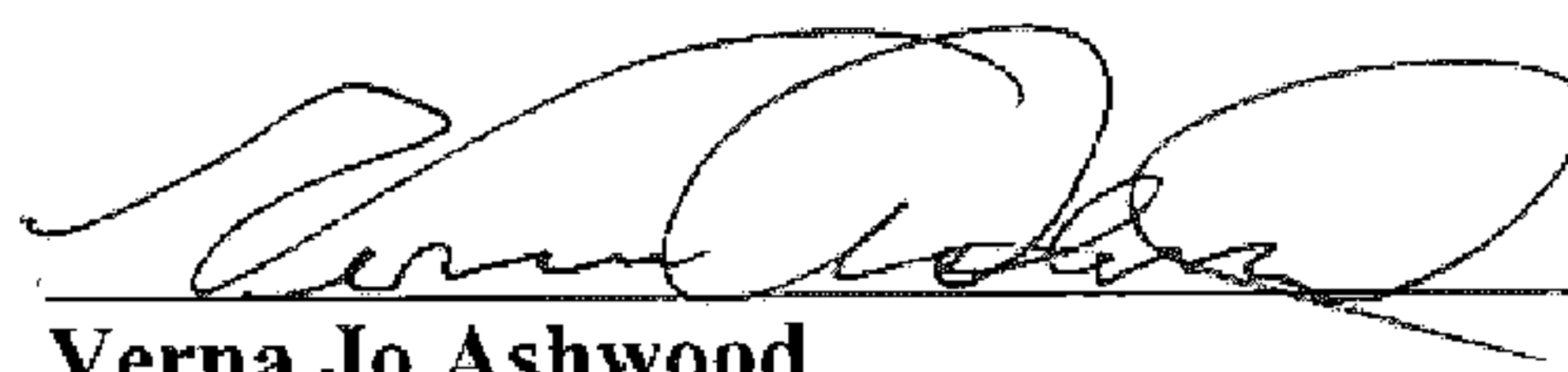
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Audie Wages as Personal Representative of The Estate of Norma Jeane Wages (AKA Norma Jean Wages) PR-2019-000270, Shelby County, Alabama and Audie Wages (individually)** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of June, 2021



  
Notary Public  
My Commission Expires:

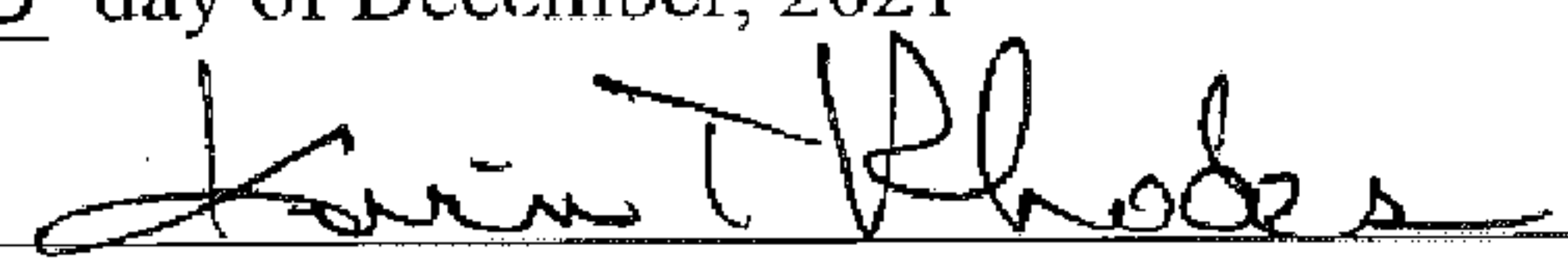
  
Verna Jo Ashwood

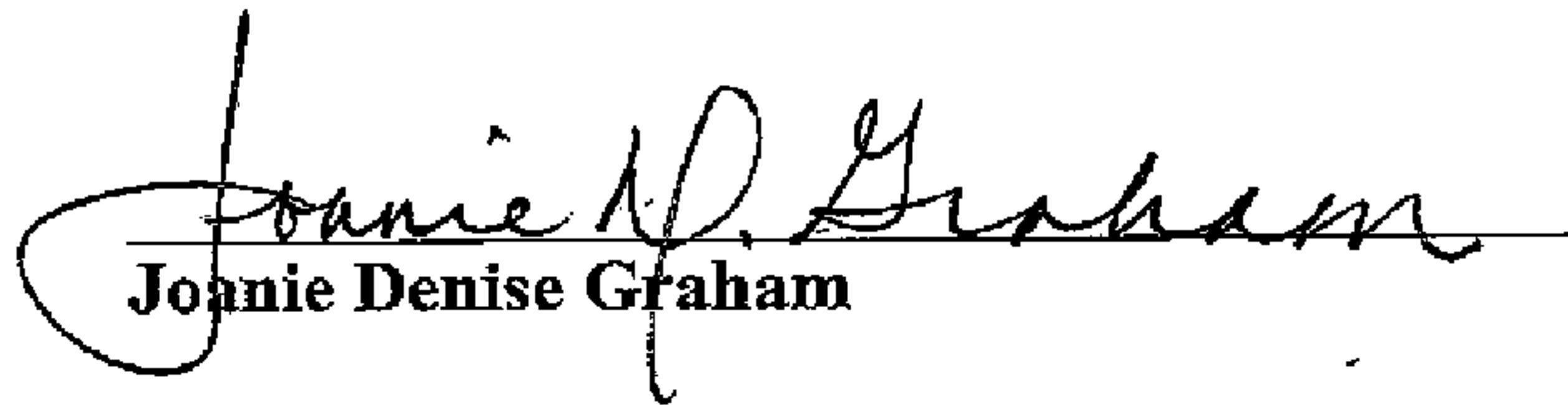
STATE OF ILLINIOS)  
COUNTY OF Fulton

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Verna Jo Ashwood**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of December, 2021



  
Notary Public  
My Commission Expires:

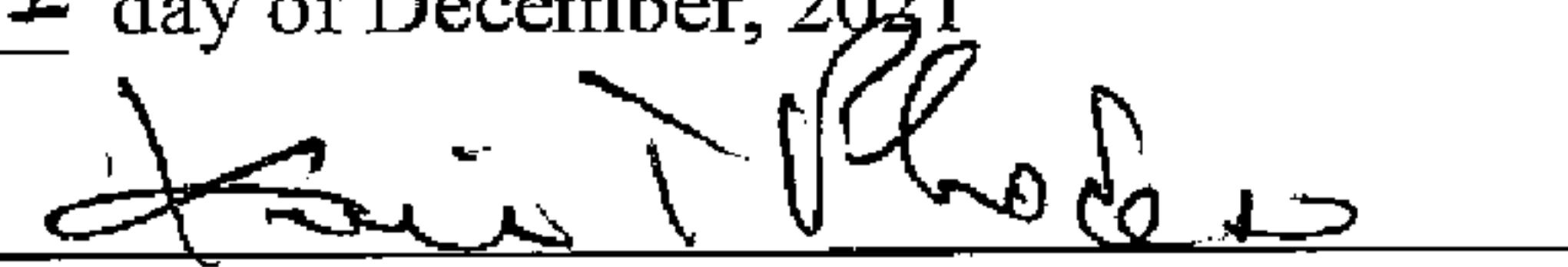
  
Joanie Denise Graham

STATE OF ILLINIOS)  
COUNTY OF Fulton

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joanie Denise Graham**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of December, 2021



  
Notary Public  
My Commission Expires:

Brian Craig Wages  
Brian Craig Wages

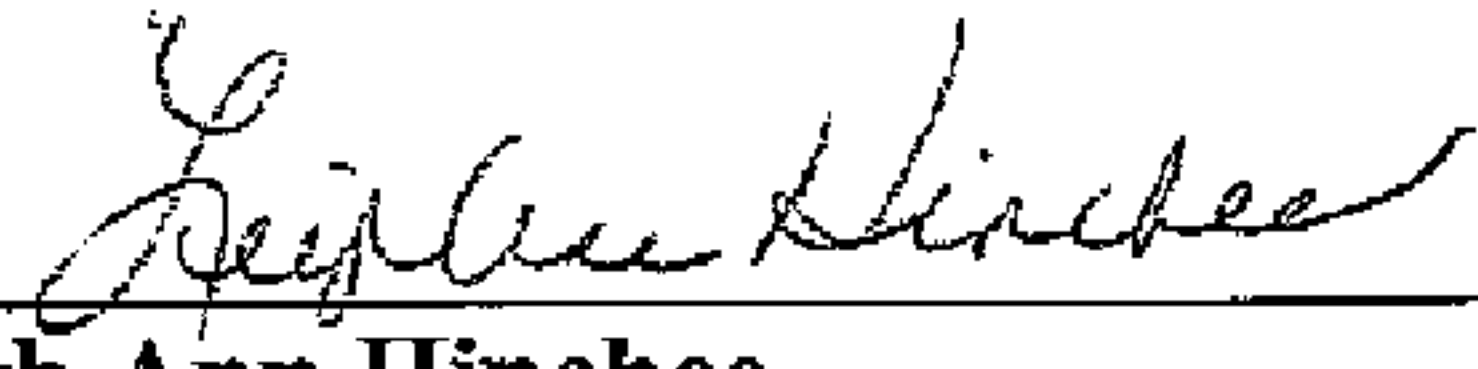
STATE OF ILLINIOS)  
COUNTY OF FULTON )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Brian Craig Wages**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of December, 2021

Marilyn K. Anderson  
Notary Public  
My Commission Expires: 5/17/23

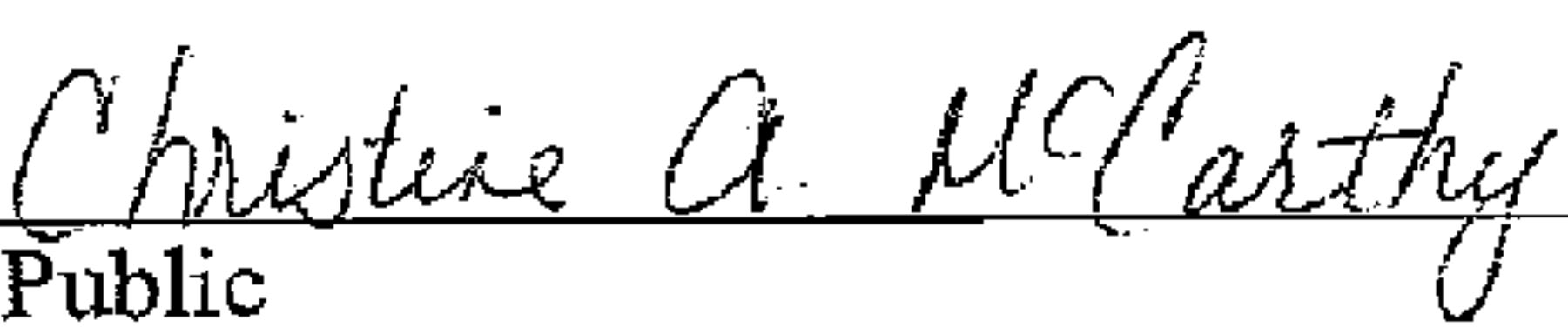


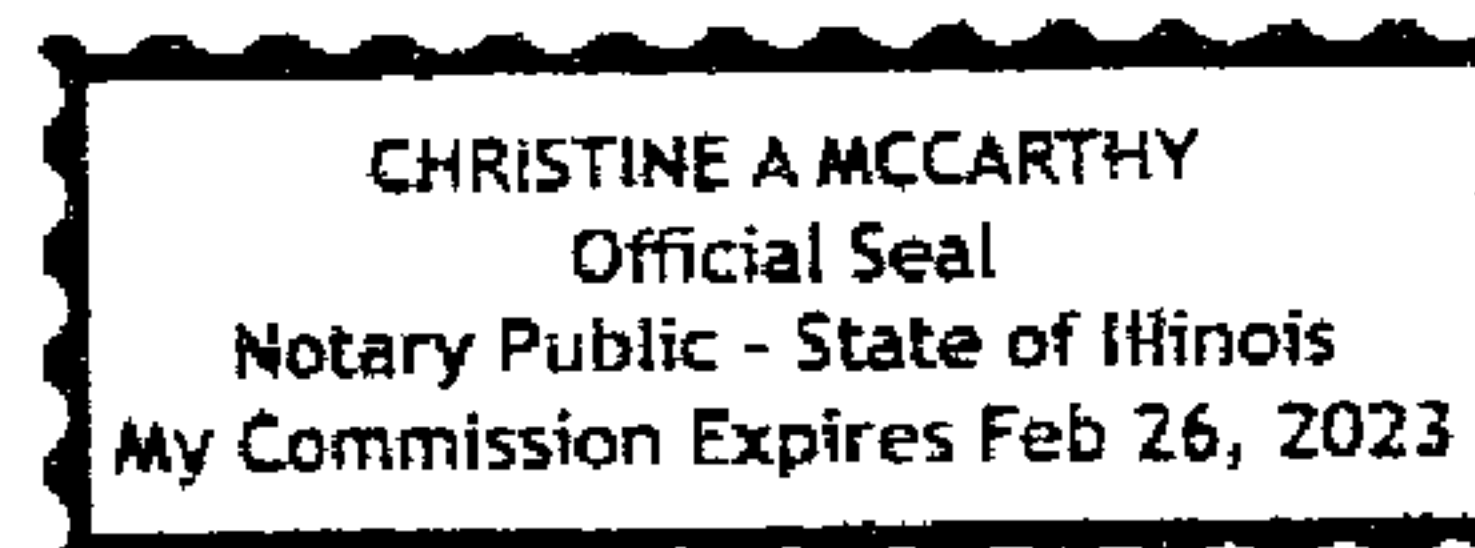
\_\_\_\_\_  
  
Leigh Ann Hinchee

STATE OF ILLINIOS)  
COUNTY OF Peoria )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Leigh Ann Hinchee**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of December, 2021

  
Notary Public  
My Commission Expires: 2/26/23





## Real Estate Sales Validation Form

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

Grantor's Name Est of Norma Jean Wages Grantee's Name Audie Wages  
 Mailing Address 195 Wakota Trl Mailing Address 195 Wakota Trl  
Wilsonville AL Wilsonville AL 35186  
35186

Property Address 195 Wakota Trl  
Wilsonville AL  
35186

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/11/2022 08:53:51 AM  
 \$252.00 JOANN  
 20220111000012330

Date of Sale 1/11/2022  
 Total Purchase Price \$

or  
 Actual Value \$

or  
 Assessor's Market Value \$ 209,000.00

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 tax value  
☐ Closing Statement PR-2019-000270

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 \_\_\_\_\_

Print Audie Wages

Unattested \_\_\_\_\_

Sign Audie Wages

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1