



20220113000015440 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
01/13/2022 09:15:43 AM FILED/CERT

This Instrument Prepared by:
Lynn Campisi
Campisi Law, P. C.
3016 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:

Howard Patrick Wilson
1541 Napoleon Drive
Alabaster, AL 35007

CONSERVATOR'S STATUTORY WARRANTY DEED

State of Alabama
COUNTY: SHELBY

Know all Men by These Presents, that Whereas, by an Order rendered by the Probate Court of Shelby County, Alabama in the Single Transaction matter appointing a Special Conservator for Gay S. Wilson a/k/a Gay Nell Sanders Wilson, an incapacitated/protected person, in Case Number PR-2021-000949 on the 20th day of December, 2021. The said Probate Court granted to Howard Patrick Wilson, as Special Conservator, power to convey the hereinafter described real estate of Gay S. Wilson, in fee simple; and

Whereas, the undersigned Special Conservator, Howard Patrick Wilson, was authorized and directed by said Court to execute the deed conveying the interest of Gay S. Wilson in and to the hereinafter described land and to reserve a life estate in Howard P. Wilson and Gay S. Wilson; and

Now Therefore, in consideration of the premises, in accordance with said Order, the undersigned Grantor, **Howard Patrick Wilson** as Special Conservator acting under the authority and decree of said Court above referred to, and pursuant thereto, **Howard Patrick Wilson as Special Conservator for Gay S. Wilson**, an incapacitated/protected person and a married woman conveying homestead property to her spouse (herein referred to as Grantor) does hereby grants, bargains, sells and conveys unto **Howard P. Wilson** (herein referred to as Grantee) all right, title, interest and estate of Gay S. Wilson, an incapacitated/protected person, in the following described tract or parcel of land lying and being in Shelby County, Alabama, and more particularly described as follows:

Lot 14, according to the Survey of Kingwood, as recorded in Map Book 6, Page 40 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record

Howard Patrick Wilson as Special Conservator for Gay S. Wilson hereby reserves a life estate for Gay S. Wilson for the duration of Gay S. Wilson's life. A life estate is also hereby reserved for Howard P. Wilson for the duration of Howard P. Wilson's life as indicated in the Order.

NO TITLE OPINION GIVEN.



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This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

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

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 4 day of Jan, 2022.

Howard Patrick Wilson, Special Conservator

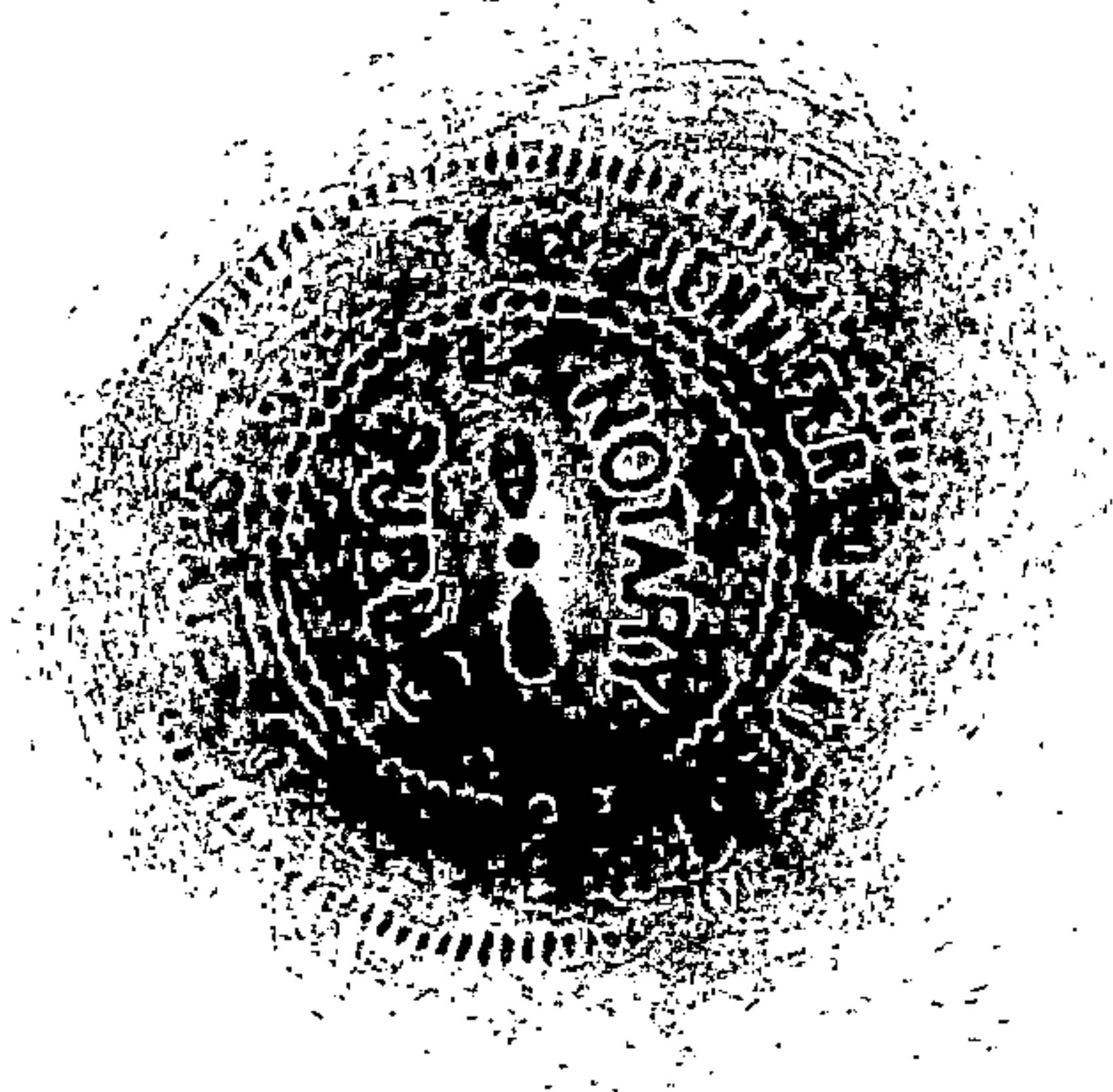
Howard Patrick Wilson, Special Conservator
for Gay S. Wilson, an incapacitated/protected person

Acknowledgment for Conservator

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Howard Patrick Wilson**, whose name signed as **Special Conservator for Gay S. Wilson, an incapacitated/protected person**, 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, in his capacity as such Special Conservator executed the same voluntarily and under the authority and decree of the Probate County of Jefferson County, Alabama, the case of the estate of Gay S. Wilson on the day the same bears date.

Given under my hand and official seal this 4 day of Jan 2022.



Jennifer L. Thiffin
Notary Public

My commission expires: 9/11/2022

Real Estate Sales Validation Form

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

Grantor's Name Howard Patrick Wilson, as
Mailing Address Special Conservator
1541 Napoleon Drive
Alabaster, AL 35007

Grantee's Name Howard P. Wilson
Mailing Address 1541 Napoleon Drive
Alabaster, AL 35007

Property Address 1541 Napoleon Drive
Alabaster, AL 35007

Date of Sale 1.4.2022
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 190,610

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 appraised value
☐ 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 1.4.2022

Print Howard Patrick Wilson, Special Conservator

☐ Unattested



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gn Howard Patrick Wilson, Special con
(Grantor/Grantee/Owner/Agent) circle one

eForms

Form RT-1