

This Instrument prepared by:
Lindsey Eastwood
2001 Park Place, Suite 875
Birmingham, AL 35203
Instrument #: 20160419000128120

Mail Tax Notice to:
Jonathan and Beon Wilkerson
204 Hillcrest Drive
Montevallo, AL 35115

Preparer makes no warranty of title or accuracy of legal description in the property described herein.

WARRANTY DEED*



20220128000039960 1/4 \$239.50
Shelby Cnty Judge of Probate, AL
01/28/2022 11:14:09 AM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor was paid by the Grantees herein, the receipt of which is acknowledged, I, **JONATHAN WILKERSON**, a married man, (herein referred to as Grantor), do grant, bargain, sell, and convey unto **JONATHAN WILKERSON**, a married man, and **BEON WILKERSON**, a married woman, (herein referred to as Grantees), as joint tenants with right of survivorship, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 204, according to the Map and Survey of Hidden Forest Phase 2, recorded in Map Book 37, Page 122 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

**Property Address: 204 Hillcrest Drive
Montevallo, AL 35115**

Parcel Number: 23 7 35 0 004 049.000

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Any and all easements, building lines, right-of-ways, reservations and restrictive covenants, liens, mortgages, encumbrances, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

Grantor hereby certifies that the above-described property does constitute his homestead. This property will constitute the homestead of the Grantees.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** unto the said **GRANTEES**, and to the heirs and assigns of said **GRANTEES**, **FOREVER.**

Shelby County, AL 01/28/2022
State of Alabama
Deed Tax: \$208.50

AND THE GRANTOR DOES HEREBY COVENANT with the **GRANTEES**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by **GRANTOR**, and that **GRANTOR** will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under **GRANTOR**, but against none other.

[Signatures to Follow on Subsequent Page(s)]



20220128000039960 2/4 \$239.50
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25 IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal this, the day of January 25, 2022.



20220128000039960 3/4 \$239.50
Shelby Cnty Judge of Probate, AL
01/28/2022 11:14:09 AM FILED/CERT

Jonathan Wilkerson

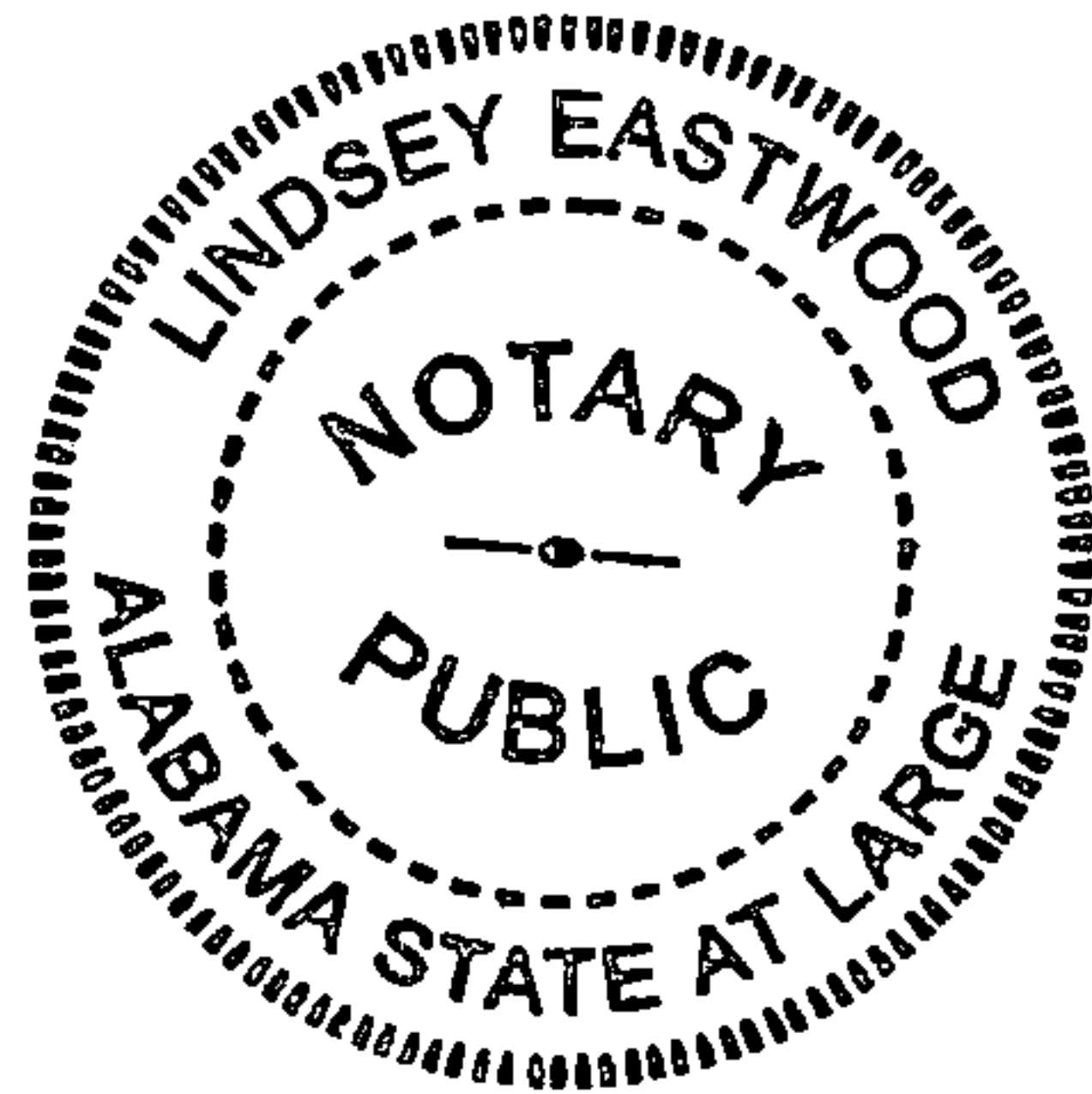
JONATHAN WILKERSON

204 Hillcrest Drive
Montevallo, AL 35115

STATE OF ALABAMA
JEFFERSON COUNTY

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared JONATHAN WILKERSON whose name is signed to the foregoing instrument, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 25 day of January, 2022.



Lindsey Eastwood
NOTARY PUBLIC

My commission expires:

LINDSEY M. EASTWOOD
Notary Public, Alabama State at Large
My Commission Expires 2/5/2023

***NOTE:** The drafter of this instrument represents that she prepared this instrument at the direction of the parties described herein; that she has prepared it based solely upon the legal description and information provided by the parties; that no title search or survey was performed by the drafter; that the drafter has not examined the title to the above described real property; and that the drafter makes absolutely no representation, warranties or guarantees whatsoever as to the validity of the title or ownership of said real property being conveyed herein.

Real Estate Sales Validation Form

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

Grantor's Name Jonathan Wilkerson
Mailing Address 204 Hillcrest Drive
Montevallo, Alabama 35115

Grantee's Name Jonathan and Beon Wilkerson
Mailing Address 204 Hillcrest Drive
Montevallo, Alabama 35115

Property Address 204 Hillcrest Drive
Montevallo, Alabama 35115

Date of Sale 1/19/2022
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 208,200.00

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Shelby County Tax Assessor |
| <input 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 1-27-22

Print Windsay Eastwood

Unattested



20220128000039960 4/4 \$239.50
Shelby Cnty Judge of Probate, AL
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Sign Windsay Eastwood
(Grantor/Grantee/Owner/Agent) circle one