



20220201000046000 1/3 \$117.00
Shelby Cnty Judge of Probate, AL
02/01/2022 04:27:21 PM FILED/CERT

This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:
Elizabeth N. Trucks
1016 Waterford Trail
Calera, AL

35007

This instrument was prepared by:

Susan Gilman McAlister, Esq.
707 39th Street, South
Birmingham, AL 35222

Warranty Deed, Jointly For Life with Remainder to Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$1.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **ELIZABETH N. TRUCKS, an unmarried woman**, (herein referred to as Grantor, whether one or more) does grant, bargain, sell and convey unto **ELIZABETH N. TRUCKS, an unmarried woman, mother, and JACKIE ANN DAVIS, an unmarried woman, daughter, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (herein referred to as Grantee, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, towit:

DESCRIPTION:

LOT 394, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The street address of the above described real estate is: 1016 Waterford Trail, Calera, AL 35007

Subject to:

1. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.**
2. **All other existing easements, restrictions, setback lines, right of ways, limitations, if any, of record.**

Elizabeth N. Trucks and Elizabeth Newman Trucks are one and the same person.

To have and to hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, 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 I will and my heirs, executors and administrators shall, warrant and defend the same to said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has hereto set her signature and seal, this the 1st day of February, 2022.


ELIZABETH N. TRUCKS-Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ELIZABETH N. TRUCKS, 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 date the same bears date.

Given under my hand and official seal this the 1st day of February, 2022.




Victoria Rodriguez
Notary Public
My Commission Expires: 1/14/2026

Real Estate Sales Validation Form

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

20220201000046000 3/3 \$117.00
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Grantor's Name Elizabeth Trucks
Mailing Address 1016 Waterford Trail
Cahaba, AL 35007

Grantee's Name Jackie Davis
Mailing Address 1431 County Rd 330
Crane Hill, AL 35053

Property Address
Same as
above

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 175,300

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
 Closing Statement

Appraisal
 Other 1/2 value \$87,650

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 02/01/22

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1