

20220209000057940
02/09/2022 10:48:19 AM
DEEDS 1/3

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Angelia King
202 N Timothy Dr
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED THIRTY NINE THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$339,700.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **Jane I. Windham, an unmarried woman**, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto, **Angelia King** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-A, Resurvey of Lots 1-10 of First Addition to Triple Springs, Second Sector, as shown by map recorded in the Probate Office of Shelby County, Alabama in Map Book 7, page 39.

SUBJECT TO ALL MATTERS OF RECORD

\$297,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: Jane I. Windham is the surviving grantee under that certain warranty deed with joint rights of survivorship as recorded in Book 311, Page 46. James R. Windham, the other grantee, having died on or about January 19, 2021.

TO HAVE AND TO HOLD unto the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I 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 the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of January, 2022.

Jane I. Windham
Jane I. Windham

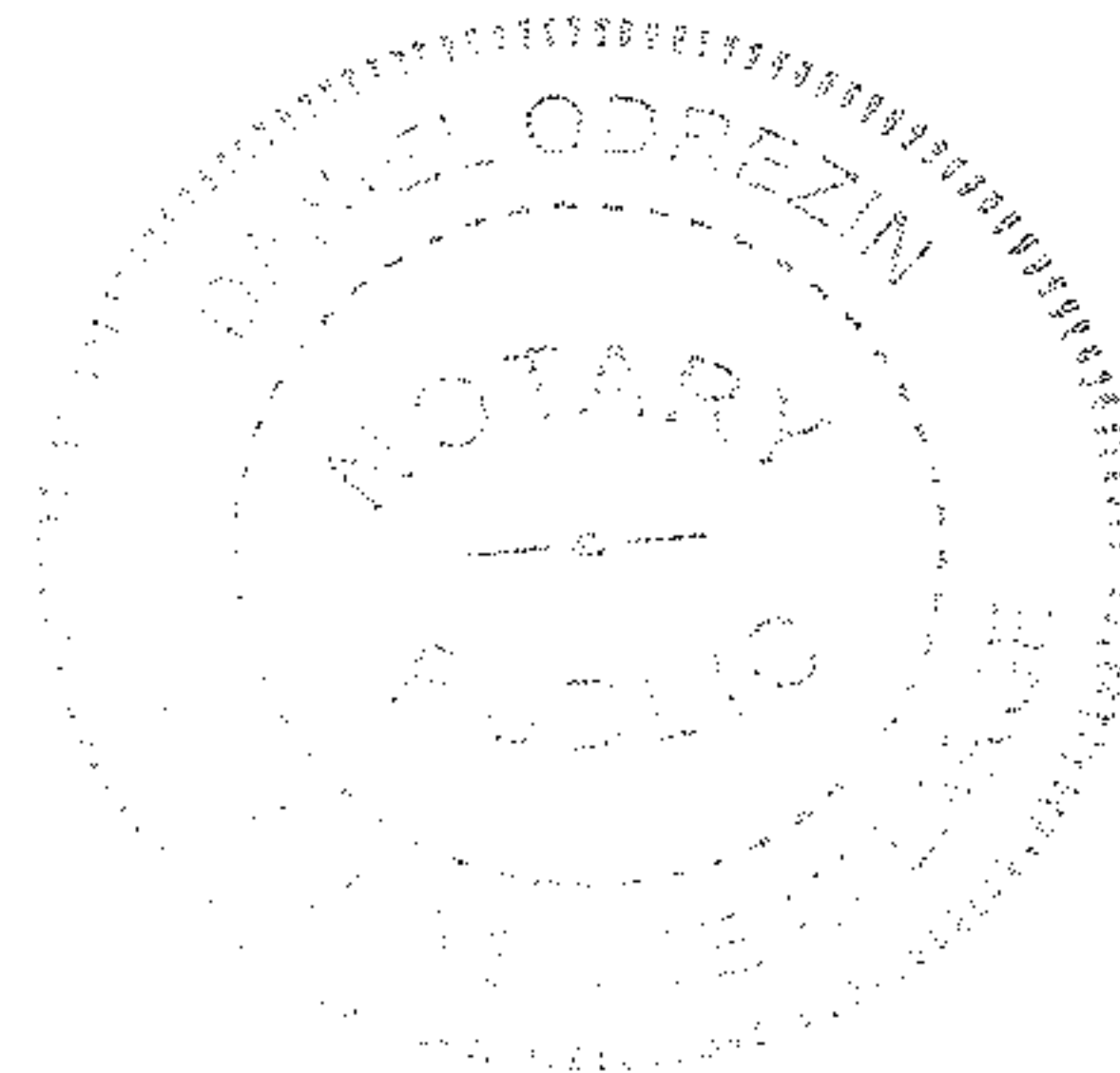
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jane I. Windham, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December, 2022.

[Signature]
Notary Public

My Commission Expires:
4/3/22



Real Estate Sales Validation Form

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

Grantor's Name Jane I. Windham
Mailing Address 235 Inverness Center Drive
Birmingham, AL 35242

Grantee's Name Angelia King
Mailing Address _____

Property Address 202 N Timothy Dr
Columbiana, AL 35051

Date of Sale January 4, 2022
Total Purchase Price \$339,700.00
Or
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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other: _____

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 Makela Richardson

Unattested _____ Sign [Signature]
(verified by) (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/09/2022 10:48:19 AM
\$71.00 CHERRY
20220209000057940

Alisa Bayl