

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Nathan Stamps and Kelly Griffin
142 Calmont Woods Dr
Montevallo, AL 35115

Prepared without benefit of title

STATE OF ALABAMA)
)
SHELBY COUNTY) **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Love and Affection** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hugh F. Maxwell Jr and Nathan Stamps, signing as Co-Personal Representatives of the Estate of Claudia H. Maxwell, a deceased person having died on or about the 16th day of March, 2021, Shelby County Probate Case # PR-21-446**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Nathan Stamps and Kelly Griffin** hereinafter called "Grantee" in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 182, ACCORDING TO THE FINAL PLAT OF WYNLAKE, PHASE 4B, AS RECORDED IN MAP BOOK 22, PAGE 63, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

Note: This property does not constitute homestead property for Grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

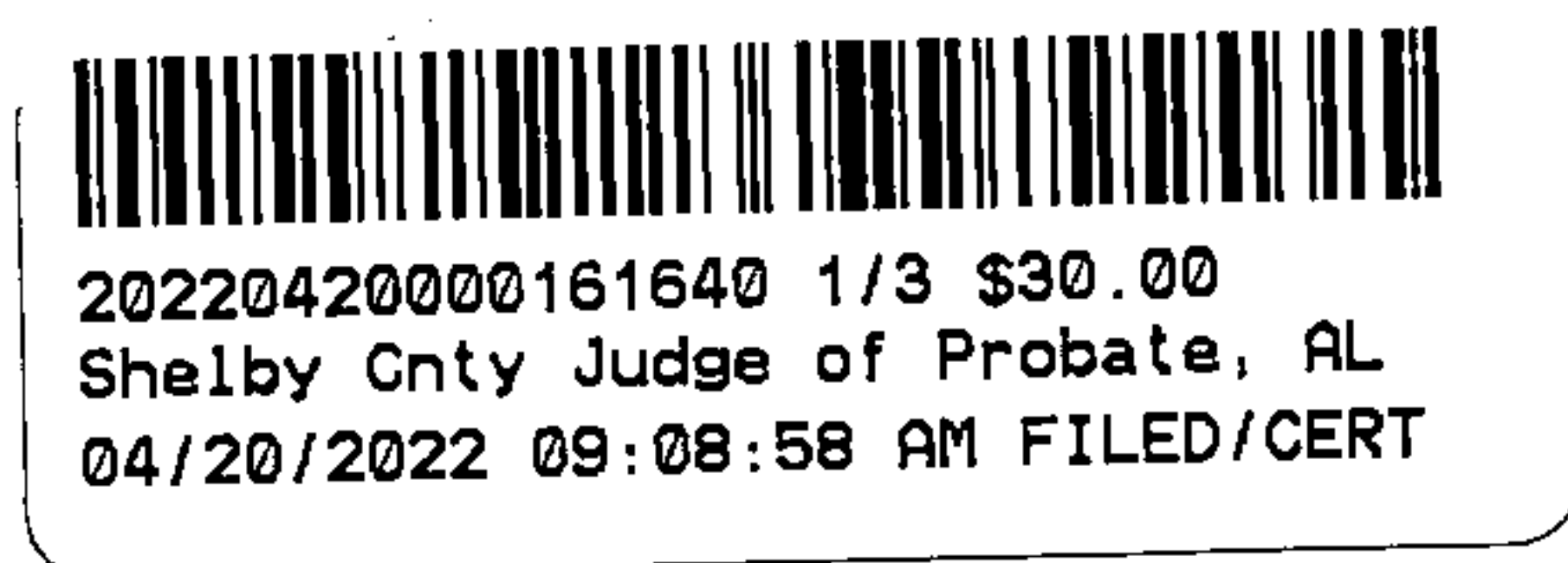
The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 30 day of March, 2022 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Hugh F. Maxwell Jr (S.)
Hugh F. Maxwell Jr
Co-Personal Representative
The Estate of Claudia Maxwell
Shelby County Probate Case PR-21-446

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



I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Hugh F. Maxwell Jr., Co-Personal Representative, The Estate of Claudia Maxwell, Shelby County Probate Case PR-21-446, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30 day of March, 2022.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/22/24



20220420000161640 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
04/20/2022 09:08:58 AM FILED/CERT

GRANTOR

Nathan Stamps (L.S.)
Nathan Stamps
Co-Personal Representative
The Estate of Claudia Maxwell
Shelby County Probate Case PR-21-446

STATE OF ALABAMA)

SHELBY COUNTY)

) **ACKNOWLEDGMENT**

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Nathan Stamps, Co-Personal Representative, The Estate of Claudia Maxwell, Shelby County Probate Case PR-21-446, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30 day of March, 2022.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/22/24

Real Estate Sales Validation Form

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

Grantor's Name Estate of
Mailing Address Acadia Manor II
c/o Nathan Stamps PR
142 Calmont Woods
Montevallo AL 35715

Grantee's Name Nathan Stamps
Mailing Address Kelly Griffin
142 Calmont Woods
Montevallo, AL 35715

Property Address Wynlake Subdivision
Lot 182

267 Wynlake Dr
Alabaster AL 35007

Date of Sale 03/30/22

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 254,100

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 Inheritance - will - PR 2021-446

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 3/30/22

Print Chris Smitherman

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20220420000161640 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
04/20/2022 09:08:58 AM FILED/CERT

Form RT-1