



20220504000182730 1/3 \$85.00
Shelby Cnty Judge of Probate, AL
05/04/2022 11:45:16 AM FILED/CERT

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
310 Canyon Park Dr.
Pelham, AL 35124

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
20200708000282680, Shelby County
Probate Judge, Shelby County, Alabama,
07/08/2020.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Fifty-Seven Thousand Five Hundred and no/100 (\$57,000.00) Dollars, cash in hand paid by the Grantees herein, the receipt of which is acknowledged, I, **Jo Lynn Foster**, as Personal Representative of the Estate of Barbara K. Harrison, deceased, herein referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto Joseph L. Booth and wife, Dawn Michelle Booth, hereinafter referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Parcel 1 of the Bailey King Family Subdivision as per the survey by Rodney K. Cunningham/Engineering Design Group LLC, project no. RCFA0001 and recorded as instrument number 20200624000258900 in Map Book 52, Page 81 in the Office of the Probate Judge of Shelby County, Alabama on 6/24/2020.

Said Parcel containing 7.96 acres, more or less.

Subject To:

Advalorem taxes for the 2022, which are not yet due and payable and subsequent years due and payable as of October 1 of each year and existing covenants and restrictions, easements, building lines and limitations of record.

Barbara K. Harrison died on August 14, 2021. Her estate is probated in Shelby County, Alabama, Case No. PR-2021-000870.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantees for and during their joint lives and upon the death

Shelby County, AL 05/04/2022
State of Alabama
Deed Tax: \$57.00

of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. Grantor does hereby covenant with the said Grantees their successors and assigns, that at the time of 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 it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal with full authority as Personal Representative of the Estate of Barbara K. Harrison this the 29 day of April, 2022.

Jo Lynn Foster, Personal Rep
**Jo Lynn Foster, Personal Representative of the
Estate of Barbara K. Harrison**

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Jo Lynn Foster**, as Personal Representative of the Estate of Barbara K. Harrison whose name is signed to the foregoing conveyance, and with full authority as Personal Representative, who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of April, 2022.

Elizabeth A. Rolaf
Notary Public
My commission expires: My Commission Expires:
April 7, 2026

Send tax notice to:

Joseph L. Booth and Dawn Michelle Booth
324 Tennyson Drive
Pelham, AL 35124


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Real Estate Sales Validation Form

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

Grantor's Name Jo Lynn Foster
Mailing Address 300 Tennyson Drive
Pelham, AL 35124

Grantee's Name Joseph L. Booth
Mailing Address Dawn Michelle Booth
326 Tennyson Drive
Pelham, AL 35124

Property Address 324 Tennyson Drive
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 57,000.00

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)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Assessor's value

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 5/3/22

Print Jo Lynn Foster

Unattested



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Sign Jo Lynn Foster
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1