

Send tax notice to:
Frank Murry Williamson
552 Talon Court
Birmingham, AL 35242

This Instrument Prepared By:
William J. Bryant
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, Frank Murry Williamson and wife, Wayne W. Williamson (a/k/a Wayne Warren Williamson), by and through her Attorney-in-fact, Frank Murry Williamson, acting under that certain General Power of Attorney dated February 18, 2016 (the "GPOA") (collectively, the "Grantors"), such GPOA being recorded simultaneously herewith, do grant, bargain, sell and convey unto Frank Murry Williamson, individually (the "Grantee") all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 253, according to the Survey of Eagle Point, 2nd Sector, Phase 2, as recorded in Map Book 19, page 67, in the Probate Office of Shelby County Alabama.

SOURCE OF TITLE: Instrument# 20220214000063850

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Easements, building lines, restrictions and other matters as shown on recorded map aforesaid and in Instrument # 20220214000063850.

3. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns forever.

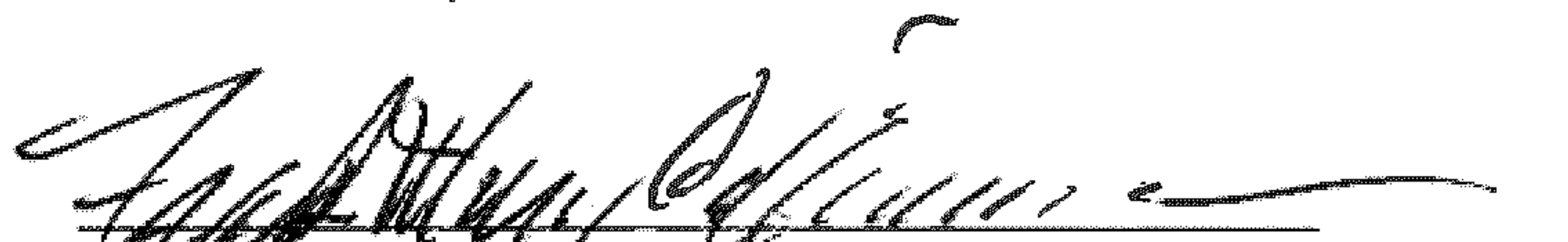
The purpose of this conveyance is to convey Wayne W. Williamson's undivided one-half (1/2) interest in the subject property to her husband, Frank Murry Williamson, the co-tenant.

The above property constitutes the homestead of the Grantors.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantors other than that the Grantors have neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

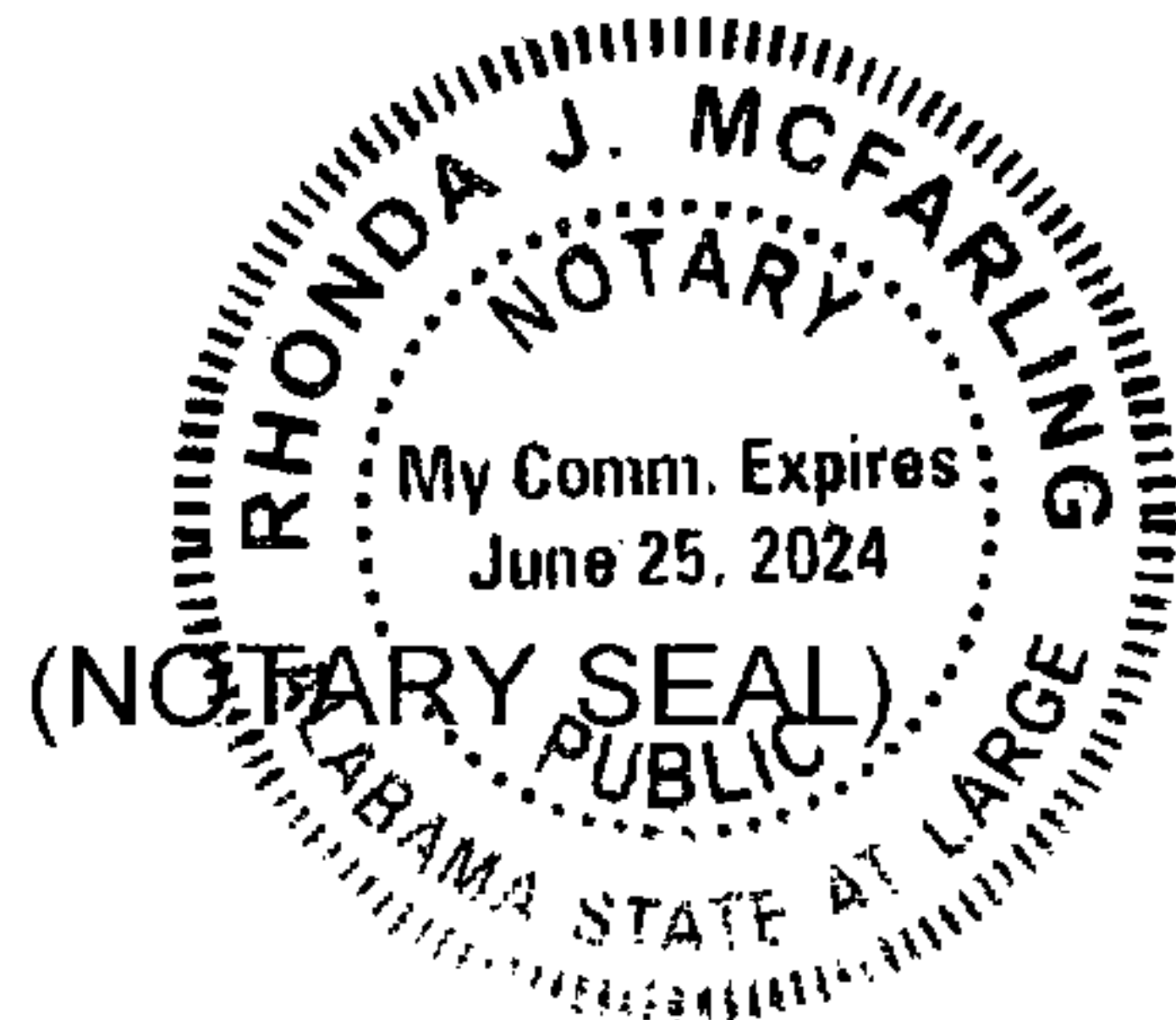
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on May 9, 2022.


Frank Murry Williamson


Wayne W. Williamson (a/k/a Wayne Warren Williamson), by her Attorney-in-fact, Frank Murry Williamson

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Frank Murry Williamson, 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 executed the same voluntarily on the day the same bears date.

Given under my hand on May 9, 2022.



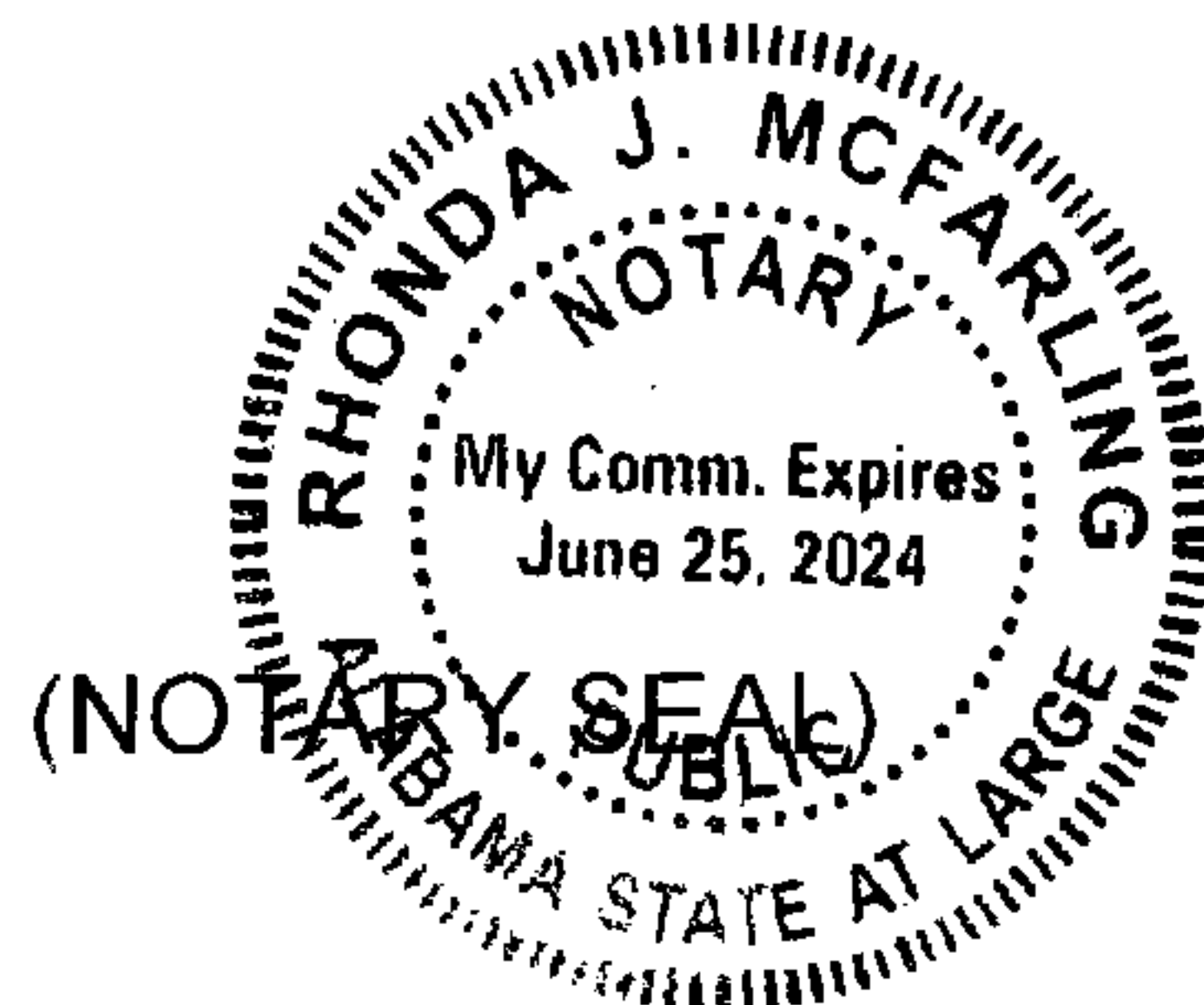
Rhonda J. McFarling
Notary Public

Rhonda J. McFarling
Printed Name

My Commission Expires: 6-25-24

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Frank Murry Williamson, in his capacity as Attorney-in-fact for Wayne W. Williamson (a/k/a Wayne Warren Williamson), 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, in his said capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on May 9, 2022.



Rhonda J. McFarling
Notary Public

Rhonda J. McFarling
Printed Name

My Commission Expires: 6-25-24

Real Estate Sales Validation Form

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

Grantor's Name Frank Murray Williamson & Wayne W. Williamson
 Mailing Address 552 Talon Court
Birmingham, AL 35242

Grantee's Name Frank Murray Williamson
 Mailing Address 552 Talon Court
Birmingham, AL 35242

Property Address 552 Talon Court
Birmingham, AL 35242

Date of Sale May 9, 2022
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____

1/2 of Assessor's Market Value \$ 110,350

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 5/10/2022

Print William J. Bryant

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

☐ Unattested

(verified by)

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/11/2022 09:05:27 AM
 \$142.50 CHERRY
 20220511000192610

William J. Bryant

Form RT-1