

This instrument was prepared by
The Wheeler Law Firm, LLC
Rommie G. Wheeler, Jr.
2107 5th Avenue North
Suite 401-F
Birmingham, Alabama 35203

Send Tax Notice To:
Lawayne L. Custard, Sr. and
Ora L. Custard
272 Camden Park Avenue
Calera, Alabama 35040

20220511000193510
05/11/2022 01:36:40 PM
DEEDS 1/2

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED AND 00/100 (\$100.00)** Dollars
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged, we,

**LAWAYNE LAMONT CUSTARD, SR. AND ORA LEE CUSTARD, HUSBAND AND WIFE
AND RAYMOND DEWAYNE WILSON, AN UNMARRIED MAN**

(herein referred to as grantors) do, grant, bargain, sell and convey unto

LAWAYNE L. CUSTARD, SR. AND ORA L. CUSTARD

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real
estate situated in **SHELBY** County, Alabama, to-wit:

**LOT 19, ACCORDING TO THE FINAL PLAT OF CAMDEN PARK, PHASE ONE, SECTOR ONE, A RESIDENTIAL
SUBDIVISION OF CITY OF CALERA AS RECORDED IN MAP BOOK 53, PAGE 65 A&B, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY,
PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES
OF RECORD.**

THE PURPOSE OF THIS DEED IS TO REMOVE RAYMOND DEWAYNE WILSON FROM TITLE

**PROPERTY ADDRESS: 272 CAMDEN PARK AVENUE, CALERA, ALABAMA 35040
PARCEL ID: ~~28-4-17-4-006-031.000~~ 28-4-17-4-006-031.000**

TO HAVE AND TO HOLD, to 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 joint 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 Iwe do for ourselves and for our heirs, executors, and administrators covenant with the 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 we will and our heirs, executors and administrators shall warrant and defend the
same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 5th day of
May, 2022.

[Signatures and Notary Seal]
LAWAYNE LAMONT CUSTARD, SR. (SEAL)
ORA L. CUSTARD (SEAL)
RAYMOND DEWAYNE WILSON (SEAL)
NOTARY PUBLIC
STATE OF ALABAMA

**STATE OF ALABAMA
COUNTY OF Jefferson**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
**LAWAYNE LAMONT CUSTARD, SR AND ORA LEE CUSTARD, HUSBAND AND WIFE AND
RAYMOND DEWAYNE WILSON, AN UNMARRIED MAN**, whose names are signed to the foregoing
conveyance, and who are 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 the 5th day of May,
2022.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: August 21, 2025

Real Estate Sales Validation Form

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

Grantor's Name LAWAYNE LAMONT CUSTARD, SR. ORA LEE
Mailing Address CUSTARD AND RAYMOND DEWAYNE WILSON
272 CAMDEN PARK AVENUE
CALERA, ALABAMA 35040

Grantee's Name	<u>LAWAYNE L.CUSTARD, SR.</u>
Mailing Address	<u>AND ORA L. CUSTARD</u>
	<u>272 CAMDEN PARK AVENUE</u>
	<u>CALERA, ALABAMA 35040</u>

Property Address 272 CAMDEN PARK AVENUE
CALERA, ALABAMA 35040

Date of Sale MAY 5, 2022

Total Purchase Price \$ _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/11/2022 01:36:40 PM
\$114.50 JOANN
20220511000193510

Actual Value \$

or **176.800.00 - HALF VALUE \$88,400.00**

Assessor's Market Value \$ NOT A SALE.

PURPOSE OF THIS DEED IS TO REMOVE REYMOND DEWAYNE WILSON FROM TITLE

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> </u> Sales Contract	<u> x </u> Other
<u> </u> Closing Statement	

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 5/5/2022

Print ROMMIE G. WHEELER, JR.

Unattested _____
(verified by)

Sign Rommie G. Wheeler, Jr.
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1