

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051



20220617000244760 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
06/17/2022 02:34:33 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the distribution of the estate of Betty Jean Darden, deceased, in accordance with her will probated in Case No. PR-2021-000878 in the Probate Court of Shelby County, Alabama, the undersigned Reggie Darden, as personal representative of said estate, and Reggie Lee Darden, married, and Tammy Michelle Darden, unmarried, individually (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Tammy Michelle Darden (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

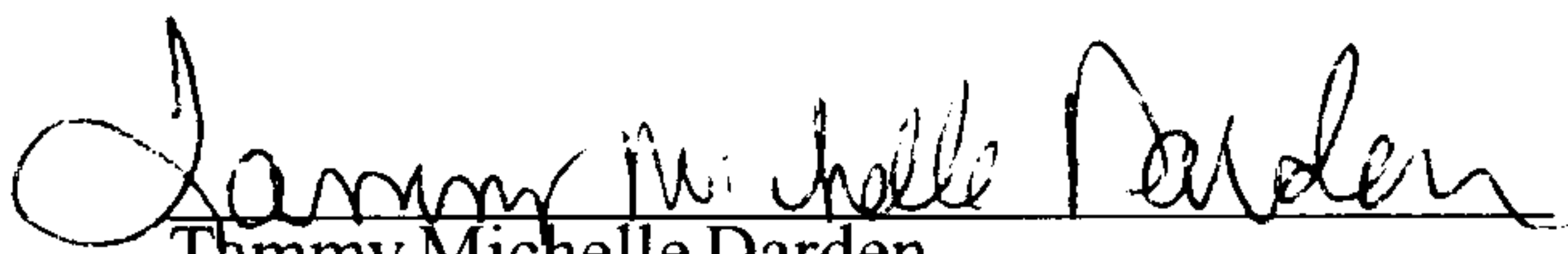
The North Half of Lot 16 in Block No. 1, according to map made by J. E. Boseman, C. E., as per Joseph Hardie's Addition to the Town of Wilton, Alabama. In the North Half of the SW¹/₄ of Section 9, Township 24 North, Range 12 East. Situated in Wilton, Shelby County, Alabama.


The above-described property is not the homestead of GRANTOR or spouse.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

17 day of JUNE, 2022.

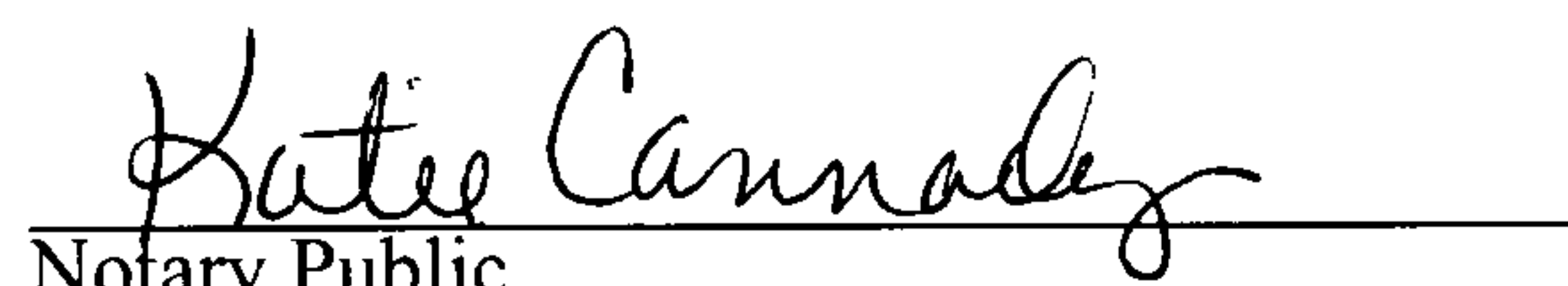

Tammy Michelle Darden

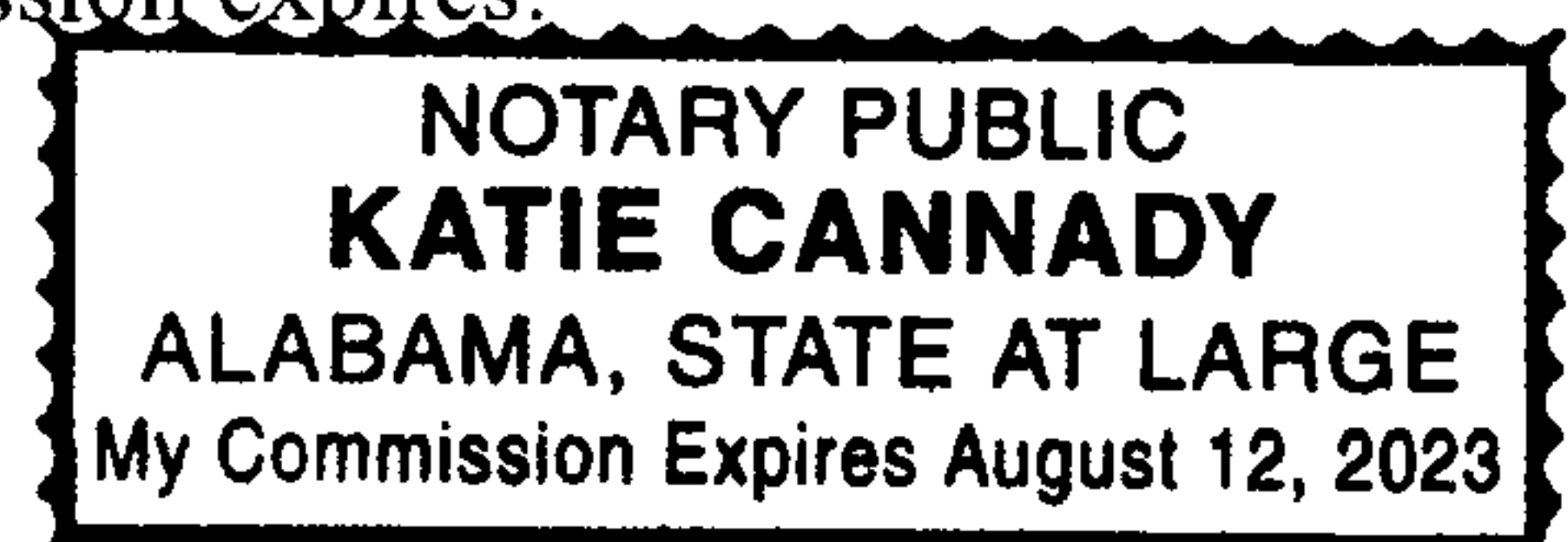

Reggie Darden as personal representative, and
individually

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Reggie Darden, whose name as personal representative of the estate of Betty Jean Darden, deceased, and individually, 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 as such personal representative and individually executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 2022.


Notary Public
My commission expires:



STATE OF ALABAMA
COUNTY OF Shelby

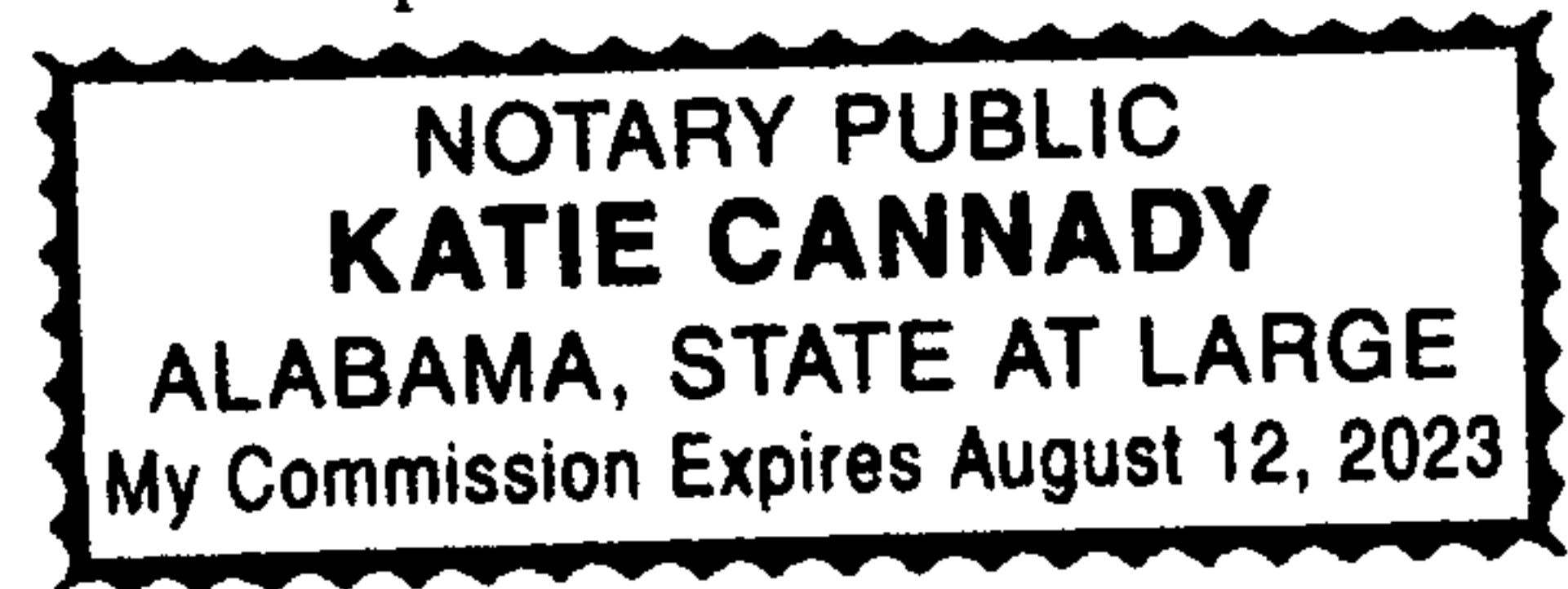


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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammy Michelle Darden, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 2022.

Katie Cannady
Notary Public
My commission expires:



Real Estate Sales Validation Form

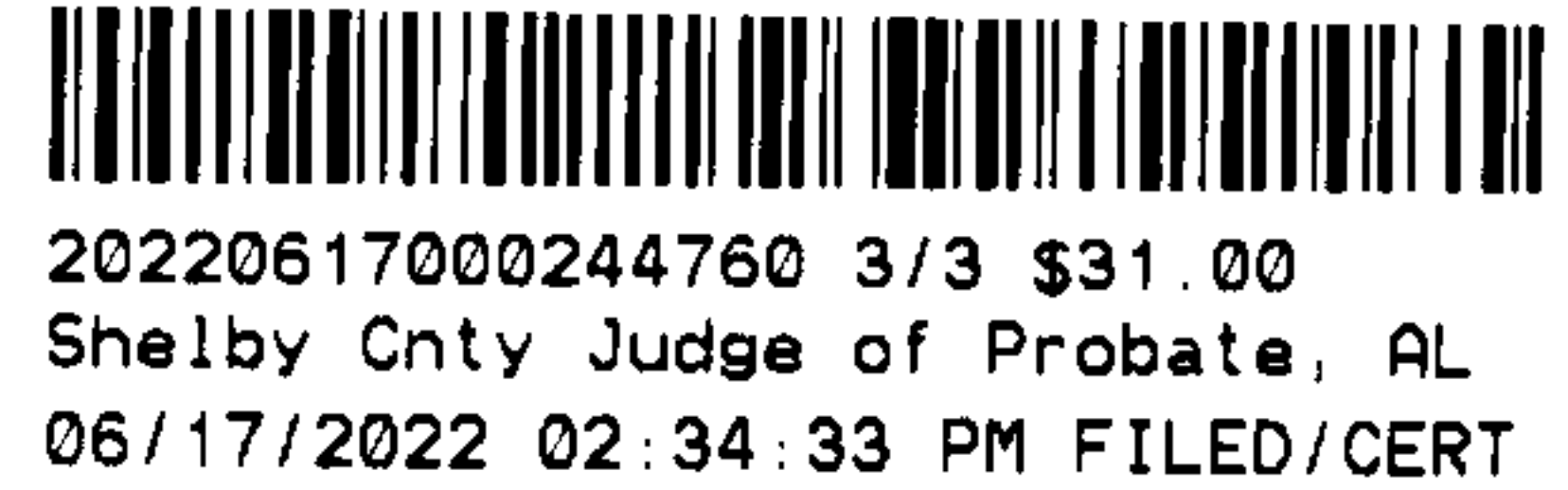
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name see deed
Mailing Address Betty Darden
P.O. Box 71
Wilton AL 35187

Grantee's Name Tammy Michelle Darden
Mailing Address PO Box 71
Wilton, AL 35187

Property Address 245 Birmingham St
Wilton, AL 35187

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 89,000.00
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 ☐ Appraisal
☐ Sales Contract ☒ Other assessor's current market value
☐ 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 6/17/2022

Print Reggie Lee Darden

☐ Unattested

Sign

Reggie Lee Darden

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1