

20220815000319860  
08/15/2022 03:23:10 PM  
DEEDS 1/4    **SEND TAX NOTICE TO:**  
**Michael L. Gadson and Valarie A. Gadson**  
**100 Smokey Ridge Lane**  
**Alabaster, Alabama 35007**

This instrument was prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

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

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **Four Hundred Ninety Nine Thousand Nine Hundred dollars & no cents (\$499,900.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**Estate of Elizabeth Beard Payne, deceased, Case #PR-2022-000111, in the Probate Court of Shelby County, Alabama and Shawn D. Payne, a married man and Lisandra Miller, an unmarried woman**

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Michael L. Gadson and Valarie A. Gadson**

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

**LOT 10 ACCORDING TO THE SURVEY OF SMOKEY RIDGE ESTATES AS RECORDED IN MAP BOOK 32, PAGE 78, SHELBY COUNTY, ALABAMA.**

This property does not constitute the homestead of the Grantor(s).

\$499,900.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

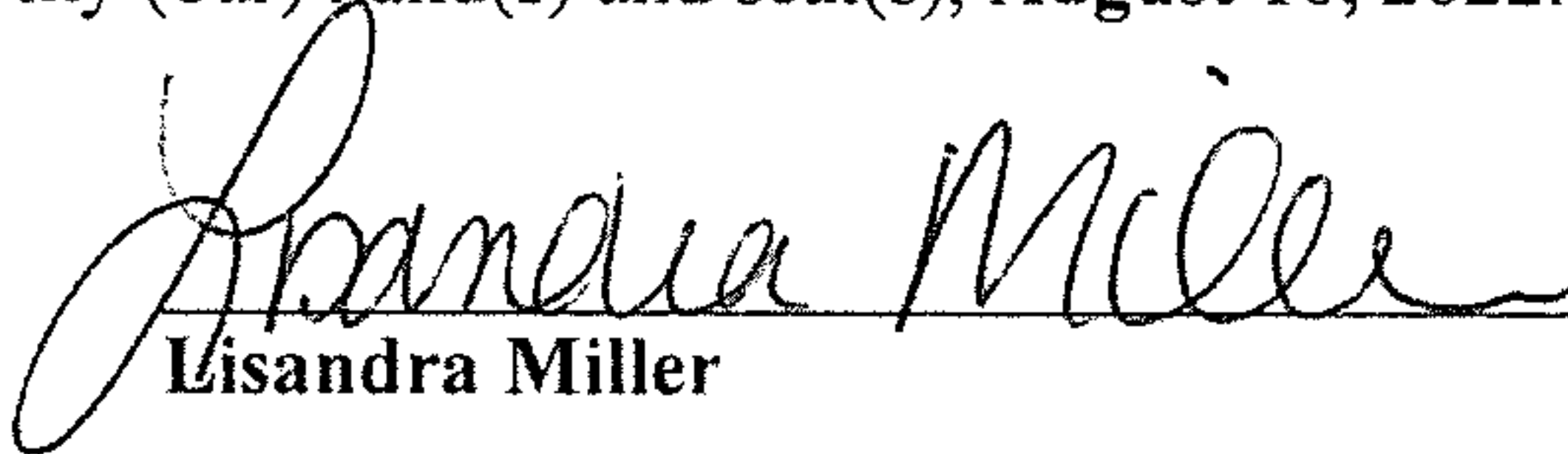
Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 32, Page 78 and Plat/Map Book 38, page 83.

The right of interested parties to file claims against the Estate of Elizabeth B. Payne aka Elizabeth Beard Payne , deceased, for a period of 2 years from date of Letters of Testamentary issuance. Said date being: Novemeber 23, 2023

**TO HAVE AND TO HOLD** Unto 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), August 10, 2022.

 (Seal)  
Lisandra Miller

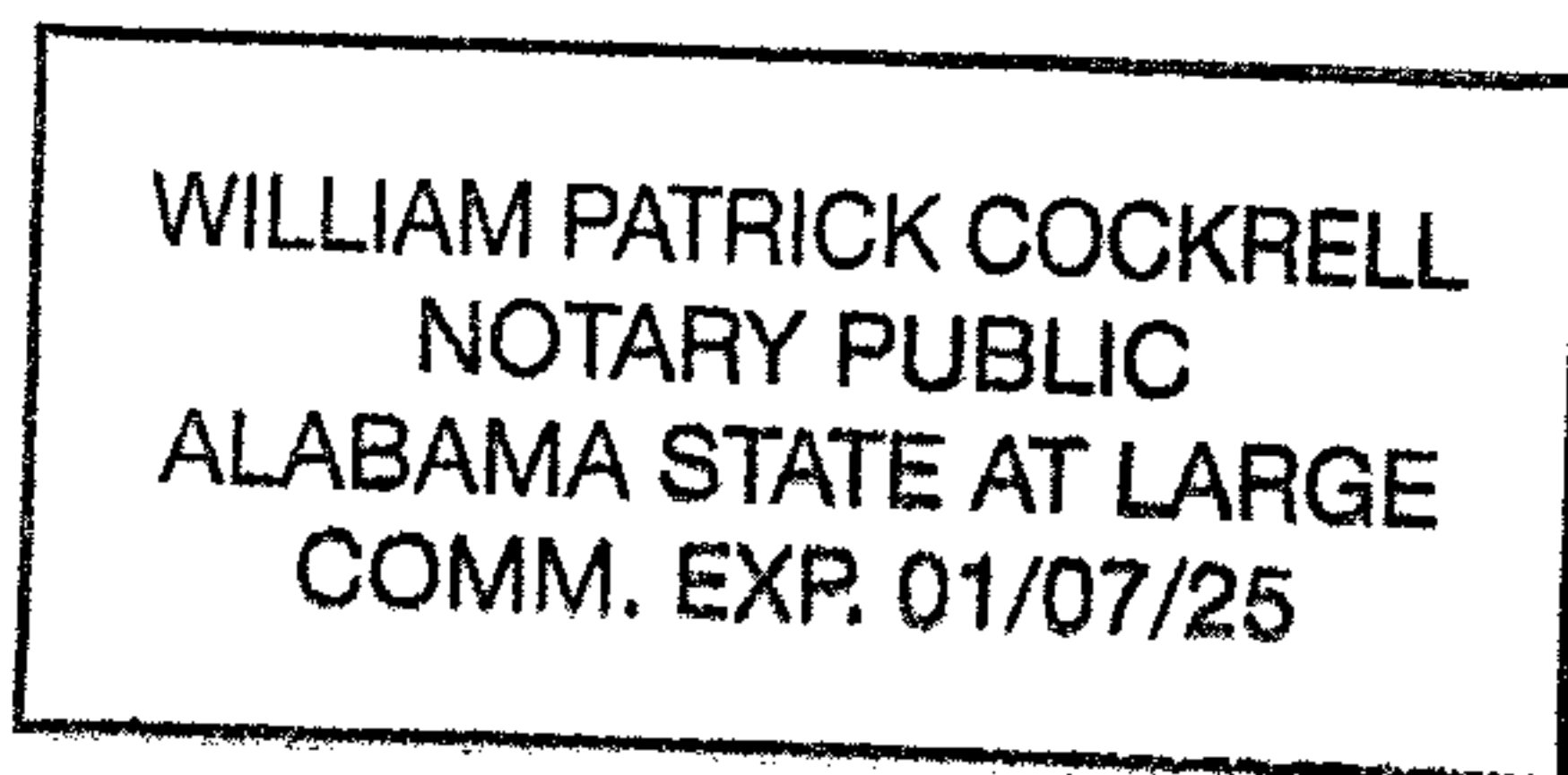
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lisandra Miller, an unmarried woman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

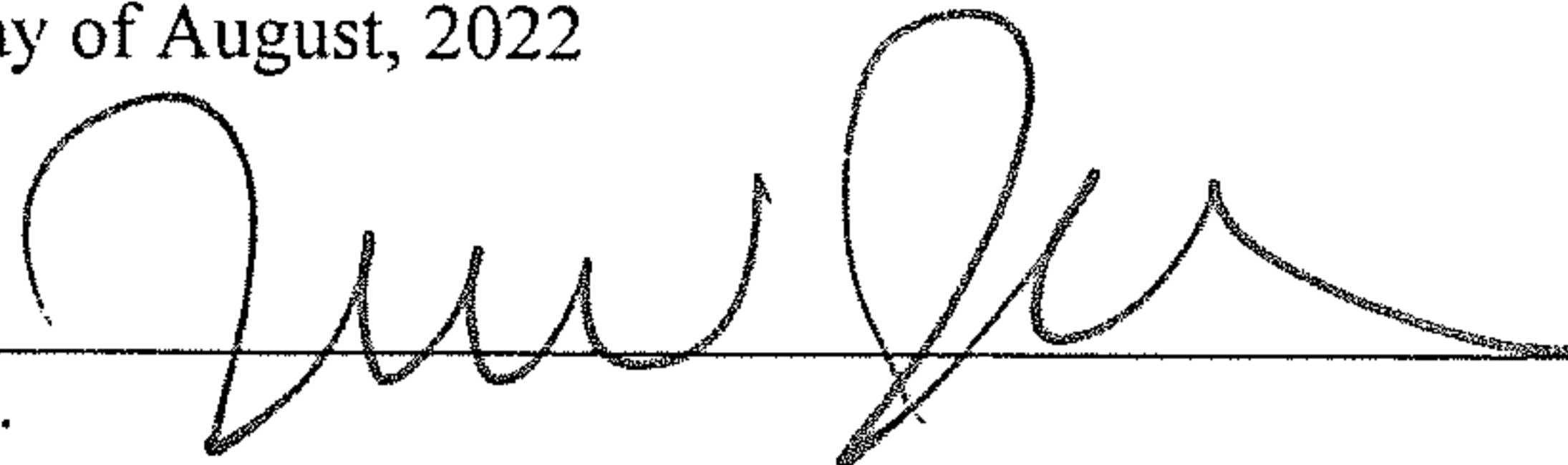
Given under my hand and official seal this 10th day of August, 2022



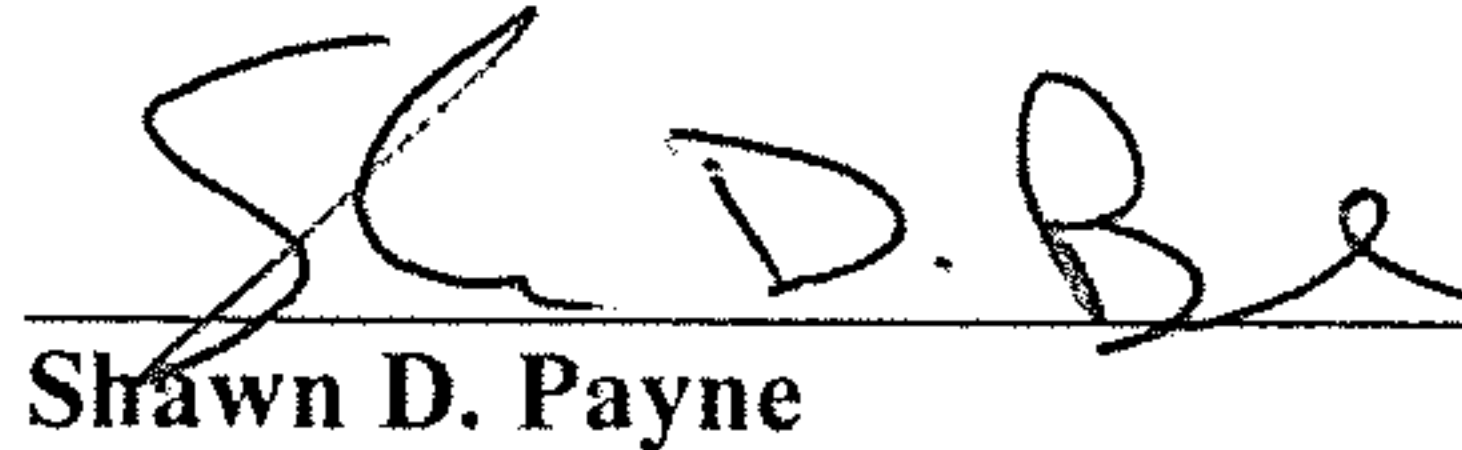
Notary Public.

(Seal)

My Commission Expires: \_\_\_\_\_



IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), August 12, 2022.

 (Seal)  
Shawn D. Payne

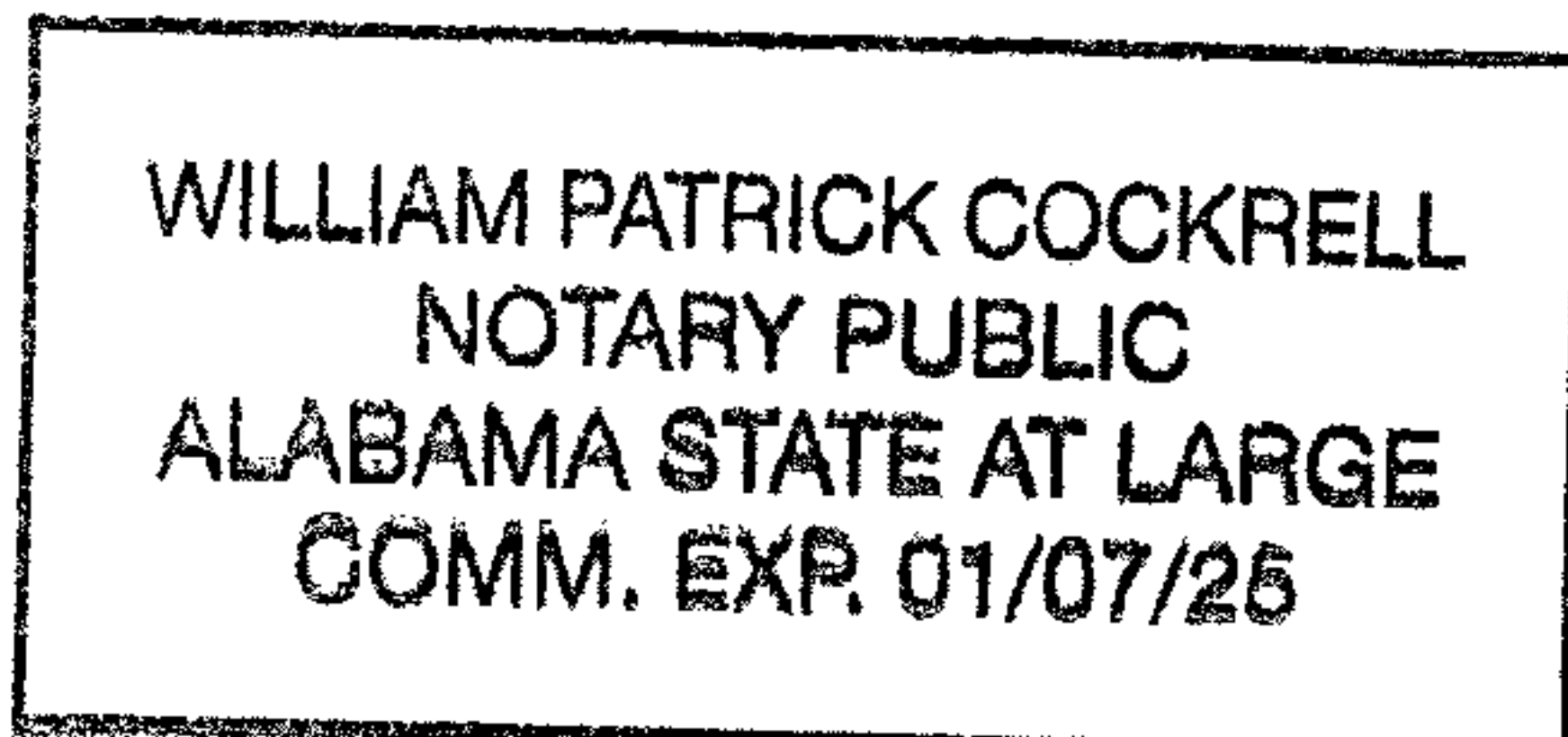
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Shawn D. Payne, a married man**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

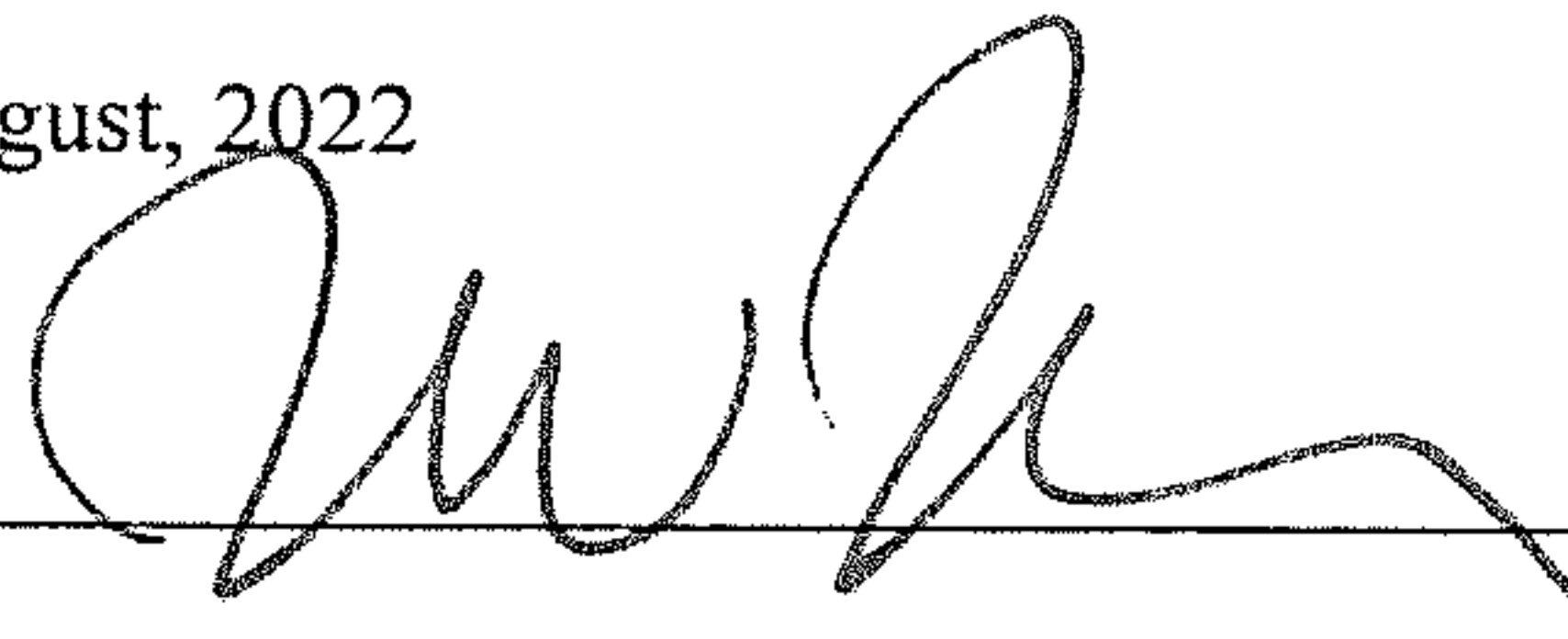
Given under my hand and official seal this 12th day of August, 2022



Notary Public.

(Seal)

My Commission Expires: \_\_\_\_\_



IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), August 12, 2022.

Shawn D. Payne Administrator (Seal)  
Estate of Elizabeth Beard Payne, deceased, Case  
#PR-2022-000111, in the Probate Court of Shelby County,  
Alabama  
Shawn D. Payne  
As Administrator

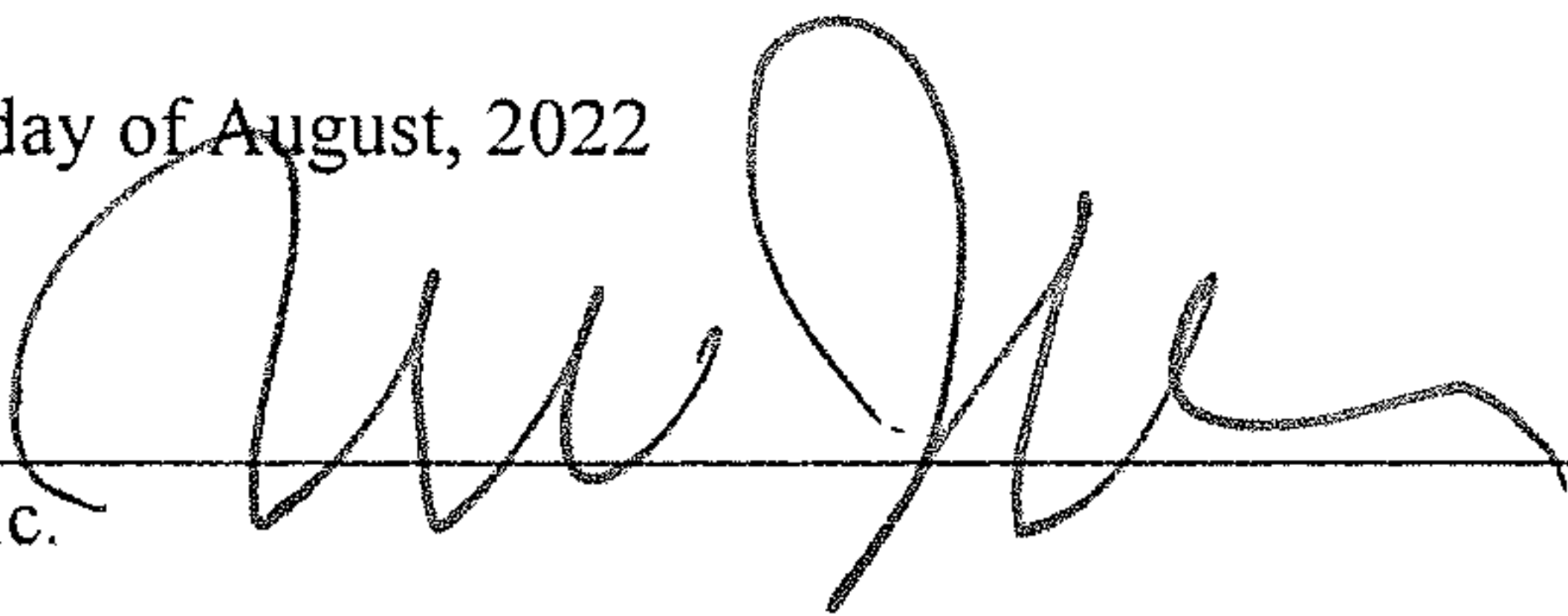
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Shawn D. Payne, whose name is signed as Administrator of the Estate of Elizabeth Beard Payne, deceased, Probate Case # PR-2022-000111**, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Executor or Executrix, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 12th day of August, 2022



Notary Public.

(Seal)

My Commission Expires: \_\_\_\_\_

WILLIAM PATRICK COCKRELL  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
COMM. EXP. 01/07/25

Real Estate Sales Validation Form

***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Estate of Elizabeth Beard Payne, deceased, Case #PR-2022-000111, in the Probate Court of Shelby County, Alabama, Shawn D. Payne and Lisandra Miller

Grantee's Name Michael L. Gadson and Valarie A. Gadson

Mailing Address 1206 Grande View Lane  
Maylene, Alabama 35114

Property Address 100 Smokey Ridge Lane,  
Alabaster, Alabama 35007

Mailing Address 100 Smokey Ridge Lane  
Alabaster, Alabama 35007

Date of Sale 08/12/2022

Total Purchase Price \$499,900.00

or  
Actual Value \_\_\_\_\_  
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  
X \_\_\_\_\_ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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).

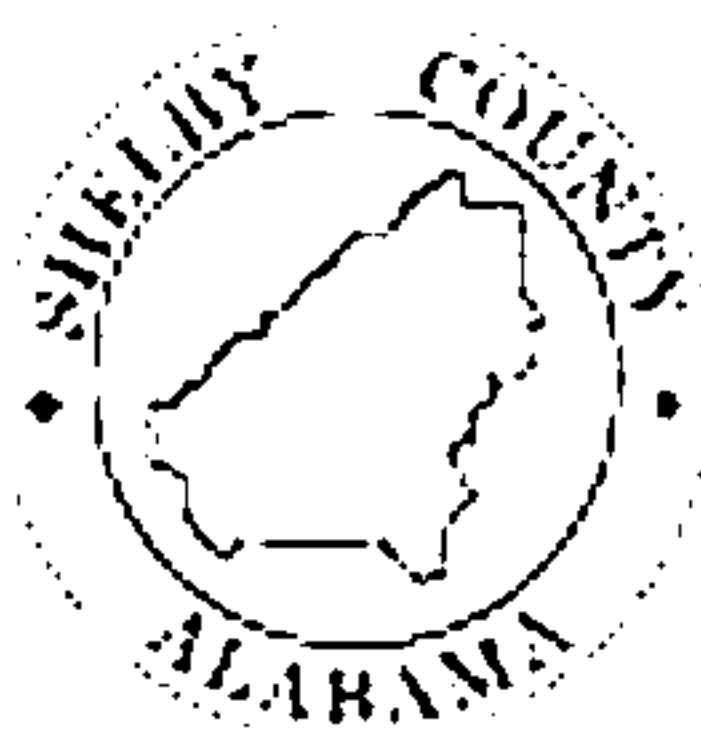
Date 8/12/2022

Print Michael L. Gadson

\_\_\_\_\_ Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/15/2022 03:23:10 PM  
\$35.00 JOANN  
20220815000319860

Allen S. Boyd