20220818000324740 08/18/2022 01:15:55 PM DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Juanita A. Williams 2945 Zilphy Street Hoover, AL 35244

This deed is being prepared without benefit of title search/exam. The preparer is acting as scrivener only. No warranties are made by the preparer as to the accurateness of the legal description or the status of title.

-			
STATE OF ALABAMA	)	•	
	)	WARRANTY DEED	
COUNTY OF SHELBY	)		

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, JUANITA A. WILLIAMS and DALE E. WILLIAMS, wife and husband (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, JUANITA A. WILLIAMS (hereinafter referred to as Grantee), reserving unto the Grantor, DALE E. WILLIAMS, rights of use and occupancy for Grantor's life, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 485, according to the Final Plat of the Subdivision of Lake Wilborn Phase 4B, as recorded in Map Book 50, Page 76, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

Property address: 2945 Zilphy Street, Hoover, AL 35244

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever; subject, however, to the reservation by the Grantor, DALE E. WILLIAMS, of rights of use and occupancy, as aforesaid.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with her heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 16th day of August, 2022.

JUANITA A. WILLIAMS

DALEE. WILLIAMS

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JUANITA A. WILLIAMS and DALE E. WILLIAMS, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of August, 2022.

NØTARY PUBLIC

My commission expires:

Notary Public, Alabama State at Large
Malcolm Stewart McLeod
Malcolm Expires 8/15/2026

## Real Estate Sales Validation Form

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

Grantor's Name	JUANITA A. WILLIAMS and DALE E. WILLIAMS	Gra	antee's Nan	JUANITA A. WILLIAMS reserving unto the Grantor, DALE E. WILLIAMS, rights of use and neoccupancy for Grantor's life			
Mailing Address	2945 ZILPHY STREET	Ма	iling Addre	ss2945 ZILPHY STREET			
	HOOVER, AL 35244	•		HOOVER, AL 35244			
Property Address	2945 ZILPHY STREET HOOVER, AL 35244	-	Date of Sa	ele <mark>August 16, 2022</mark>			
	Total Purchase Price\$						
			or a				
		Actual	l Value	\$200,000 or 1/2 of \$400,000			
			DF Namelant Male	<b>¢</b>			
		Assessor's I	warket van	U은 <u>~</u>			
•	e or actual value claimed on this form of documentary evidence is not require		in the follow	wing documentary evidence: (check			
Bill of Sale		Appraisal					
Sales Contra	ct	Other	TAX VAL	UATION			
Closing State	ment						
If the conveyance filing of this form is	document presented for recordation cost some some some some some some some some	ontains all of the	e required i	nformation referenced above, the			
	Ins	structions	······································	<del>```\`\``\\``\\\\\\\\\\\\\\\\\\\\\\\\</del>			
Grantor's name ar current mailing ad-	d mailing address - provide the name dress.	of the person or	persons c	onveying interest to property and their			

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 <u>Code of Alabama 1975</u> § 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	August 16, 2022		Print Malcolm S. McLeod	
	Unattested		Sign	
· · · · · · · · · · · · · · · · · · ·		(verified by)	(Grantor/Grantee/Owner/Agent) dircle one Official Public Records	
File 170215	St. Color	Judge of Probate, Shelby County Alabama, County Clerk		
			Shelby County, AL 08/18/2022 01:15:55 PM \$228.00 JOANN	SS

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