

20221101000409970  
11/01/2022 02:35:49 PM  
DEEDS 1/2

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
3060 Bowdon Road  
Helena, AL 35050

**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 DOLLARS AND NO CENTS (\$1.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *The Estate of Nellie Jo Hall PR-2022-000817* (herein referred to as *Grantors*) grant, bargain, sell and convey unto *John Wilder, Peggy Wilder and John W. Wilder, II* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 5, according to the Map and Survey of Wildwood Shores, 3<sup>rd</sup> Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 12, Page 39.

**SUBJECT TO:**

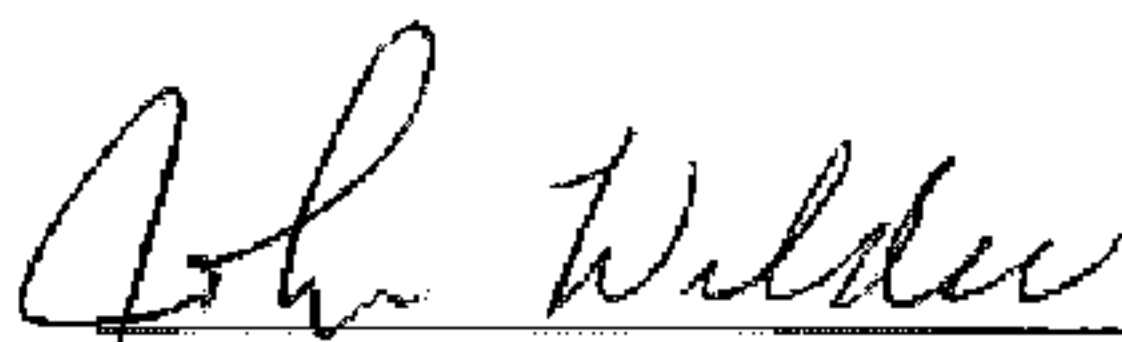
1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record
- 3.

Nellie Jo Hall was the surviving grantee in Real Book 286, Page 306, the other grantee, Carlos W. Hall is deceased, having died 1-1-2020.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28<sup>th</sup> day of October, 2022.


  
John Wilder  
Personal Representative

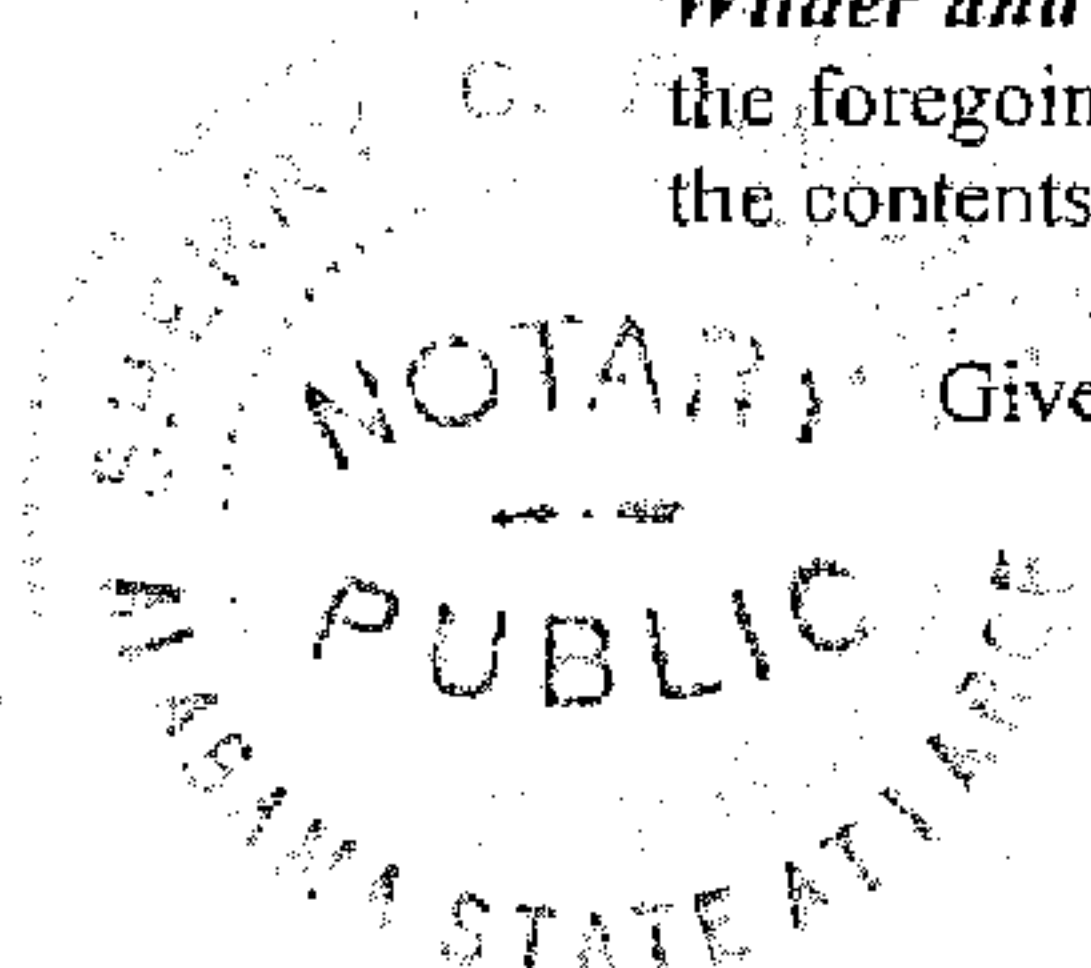
  
Peggy Wilder  
Personal Representative

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *John Wilder and Peggy Wilder as Personal Representatives of the Estate of Nellie Jo Hall*, 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 28<sup>th</sup> day of October, 2022.

  
Notary Public  
My Commission Expires: 09/08/2025





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/01/2022 02:35:49 PM  
\$205.00 BRITTANI  
20221101000409970

20221101000409970 11/01/2022 02:35:49 PM DEEDS 2/2

*Allen S. Beyl*

### Real Estate Sales Validation Form

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

Grantor's Name Esther D. Nellie Soffall  
Mailing Address 3060 Bowron Road  
Helena, AL  
35080

Grantee's Name John Wilder  
Mailing Address 3060 Bowron Road  
Helena, AL  
35080

Property Address 3060 Bowron Rd  
Helena, AL  
35080

Date of Sale 10-28-22  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 177,700.00

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 tax value

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 10-28-22

Print Mike T. Atchison

Sign Mike T. Atchison

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one