



20221102000411340 1/3 \$133.50
Shelby Cnty Judge of Probate, AL
11/02/2022 01:54:18 PM FILED/CERT

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law, LLC
310 Canyon Park Drive
Pelham, AL 35124

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
Instrument #1998-23967, Shelby County
Probate Judge, Shelby County, Alabama,
06/29/1998.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Five Thousand, Five Hundred and No/100 (\$105,500.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, I, **Karen M. Coalson** as Personal Representative of the Estate of **Johnnie E. Morris**, Case No.: **PR-2022-000001** as recorded in Shelby County, Alabama, herein referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto **Kenneth Scott Morris**, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Lot 421-A, according to A ReSurvey of Lot 421 of Wyndham, Rockhampton Sector, as recorded in Map Book 24, Page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantor with full authority, does hereby covenant with the said Grantee, his successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

Shelby County, AL 11/02/2022
State of Alabama
Deed Tax: \$105.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 1st day of November, 2022.

Karen M Coalson

Karen M. Coalson, as Personal Representative of the
Estate of Johnnie E. Morris

STATE OF ALABAMA)
SHELBY COUNTY)



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I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that
Karen M. Coalson, as Personal Representative of the Estate of **Johnnie E. Morris**, 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, and with full authority as Personal Representative she
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of November, 2022.

Elizabeth A. Relief
Notary Public

My commission expires: My Commission Expires:
April 7, 2026

Send tax notice to:
Kenneth Scott Morris
8014 Rockhampton Circle
Helena, AL 35080

Real Estate Sales Validation Form

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

Grantor's Name Karen M. Coalson
Mailing Address 2121 16th Avenue South
Birmingham, AL 35205

Grantee's Name Kenneth Scott Morris
Mailing Address 8014 Rockhampton Circle
Helena, AL 35080

Property Address 8014 Rockhampton Circle
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ 165,500

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other Assessor's 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 11/11/2022

Print Karen M. Coalson

☐ Unattested



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Sign

Karen M. Coalson

(Grantor/Grantee/Owner/Agent) circle one