



20221114000421680 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
11/14/2022 11:40:32 AM FILED/CERT

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

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

## STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

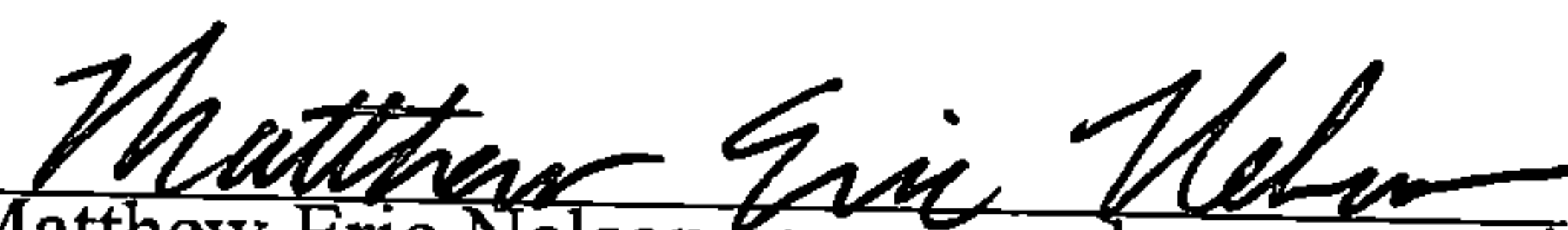
That in consideration of the distribution of the estate of Jacqueline V. Dillard, deceased, formerly known as Jacqueline N. Cavanaugh, in accordance with her will probated in Case No. PR-2022-000224 in the Probate Court of Shelby County, Alabama, the undersigned Matthew Eric Nelson, personal representative of said estate (herein referred to as GRANTOR) pursuant to the provisions in said will and in accordance with the power given to him in said will does grant, bargain, sell and convey to Matthew Eric Nelson, individually (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 18, Block 1, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, page 14, in the Probate Records of Shelby County, Alabama.

Jacqueline V. Dillard is one and the same as Jacqueline N. Cavanaugh.

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

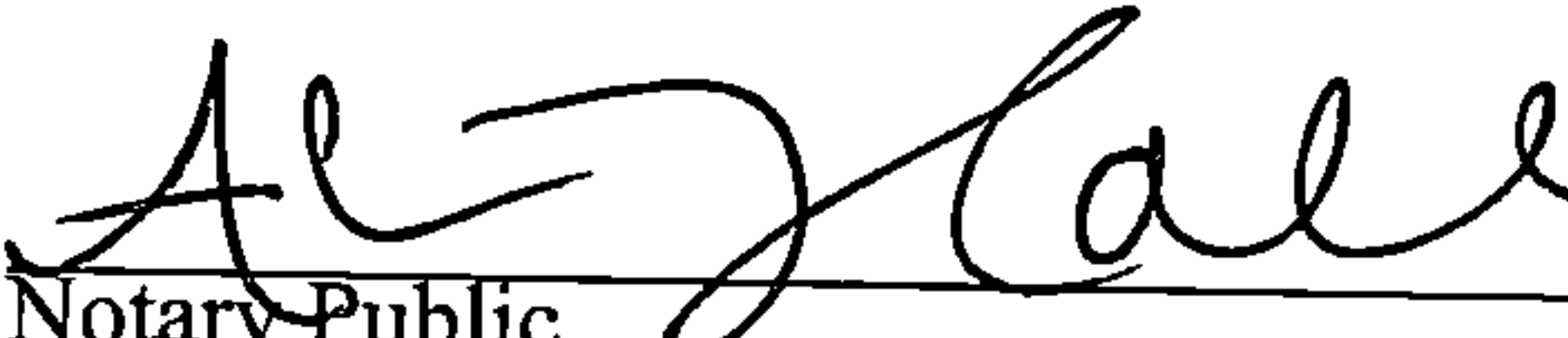
IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal this 11 day of November, 2022.

  
Matthew Eric Nelson as personal representative

STATE OF ALABAMA  
COUNTY OF Shelby

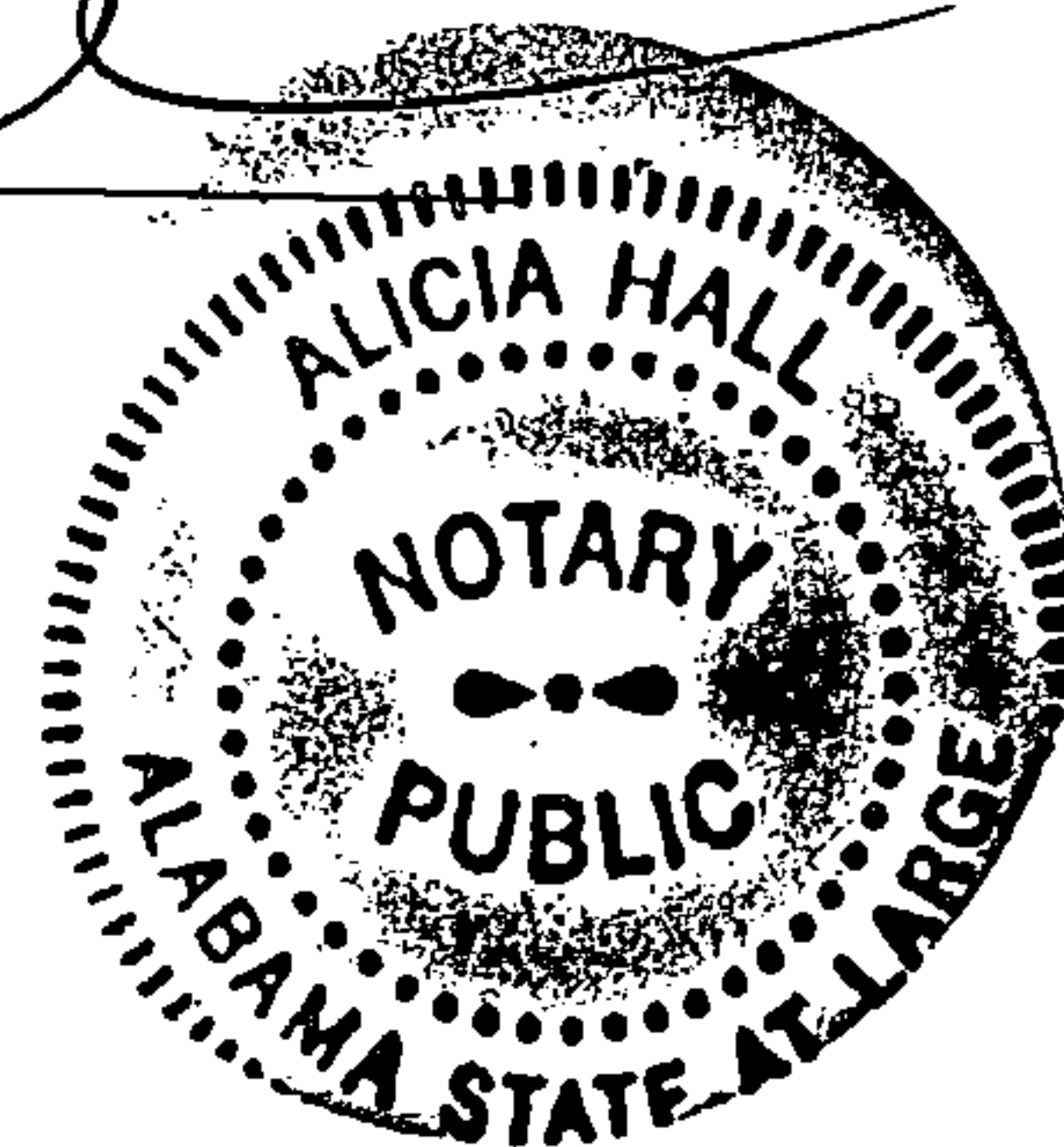
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Eric Nelson, whose name as personal representative of the estate of Jacqueline V. Dillard, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of November, 2022.

  
Notary Public

My commission expires

5/24/26



## Real Estate Sales Validation Form

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

Grantor's Name Estate of Jacqueline V. Dillard  
Mailing Address 929 Cove Circle  
Hoover, AL 35244

Grantee's Name Matthew Eric Nelson  
Mailing Address 929 Cove Circle  
Hoover, AL 35244

Property Address 327 Willow Crest Lane  
Birmingham, AL 35244

Date of Sale 11 / 11 / 22  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 318,600  
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 current market value  
per will

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 11/11/22

Print Matthew Eric Nelson

☐ Unattested



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Sign

Matthew Eric Nelson  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1