

## **WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, GLENDA W. MORTENSON AND SPOUSE, DANIEL C. MORTENSON, the undersigned Grantor, do grant, bargain, sell and convey my interest to "Daniel C. Mortenson and Glenda W. Mortenson, Trustees, or their successors in interest, of the Mortenson Family Trust dated March 16, 2012, and any amendments." Grantees, in and to the following described real property, situated in SHELBY County, Alabama, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN AKA 1335 CALISTON WAY.

PROPERTY REMAINS THE PRIMARY RESIDENCE OF THE GRANTOR.  
THE TRUST IS REVOCABLE.

Subject existing covenants and restrictions, easements, building lines and limitations of record.

**Source of Title:**

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantees, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this  
8<sup>th</sup> OF NOVEMBER 2022

Glenda W. Mortenson (SEAL)  
GLENDA W. MORTENSON  
Daniel C. Mortenson (SEAL)  
DANIEL C. MORTENSON

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that GLENDA W. MORTENSON AND SPOUSE, DANIEL C. MORTENSON, signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

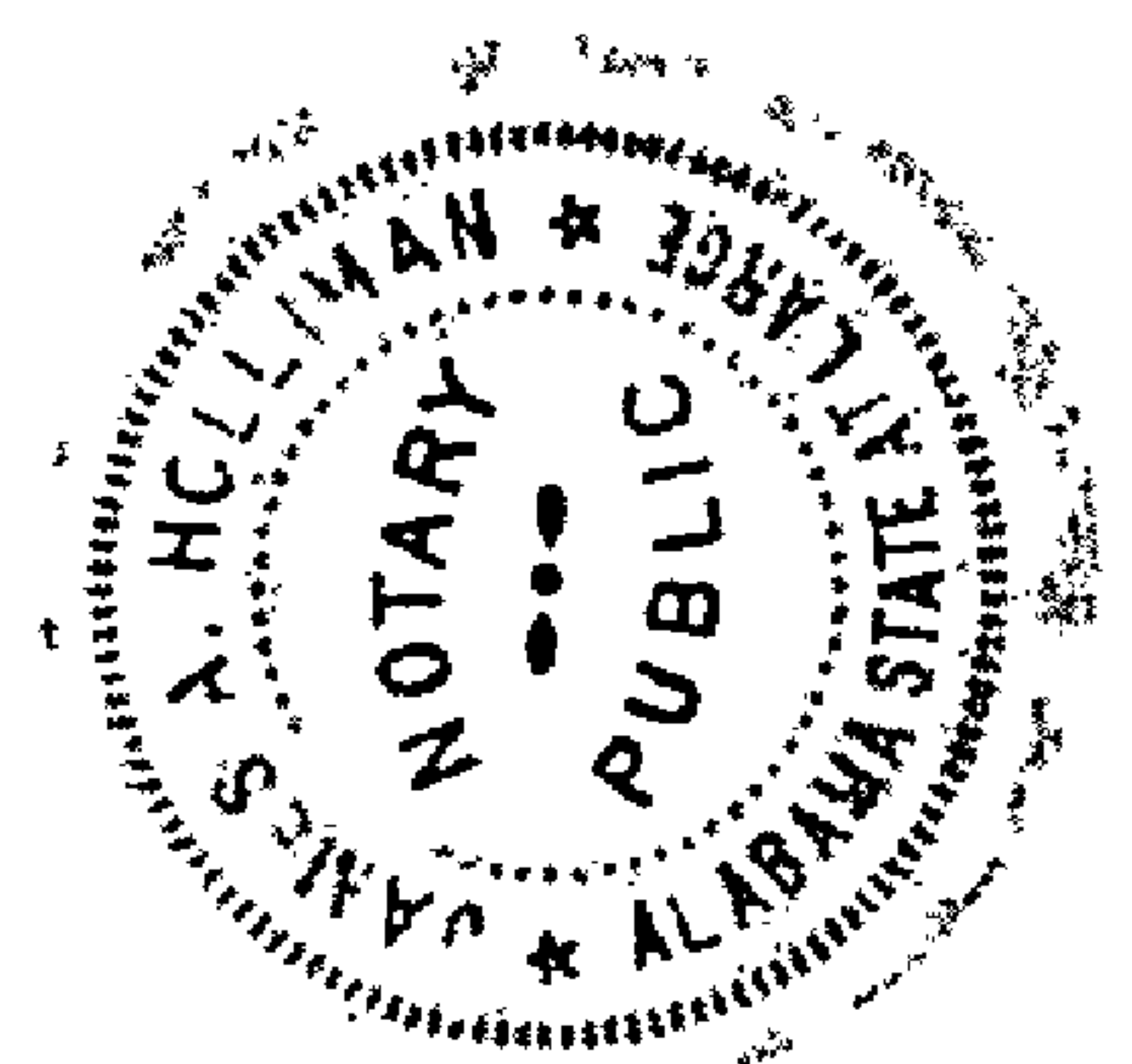
Given under my hand and official seal, this NOVEMBER 8<sup>th</sup>, 2022

Notary Public

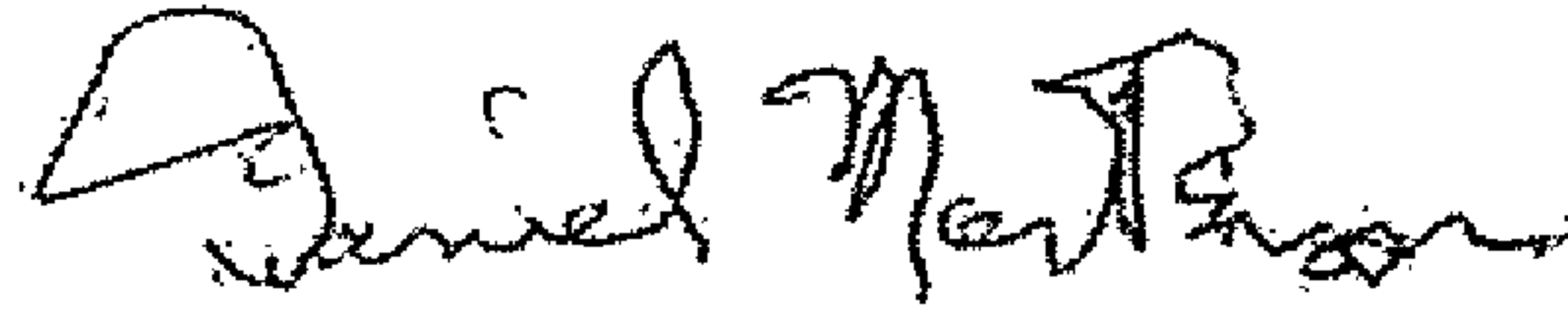
James A. Holliman  
3/12/25

This Instrument was Prepared By:  
**BRADFORD & HOLLIMAN, LLC**  
John R. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124

SEND TAX NOTICE TO:



Dated: 11/8/2022



Daniel C. Mortenson, Principal

DOB: July 17, 1946

STATE OF ALABAMA

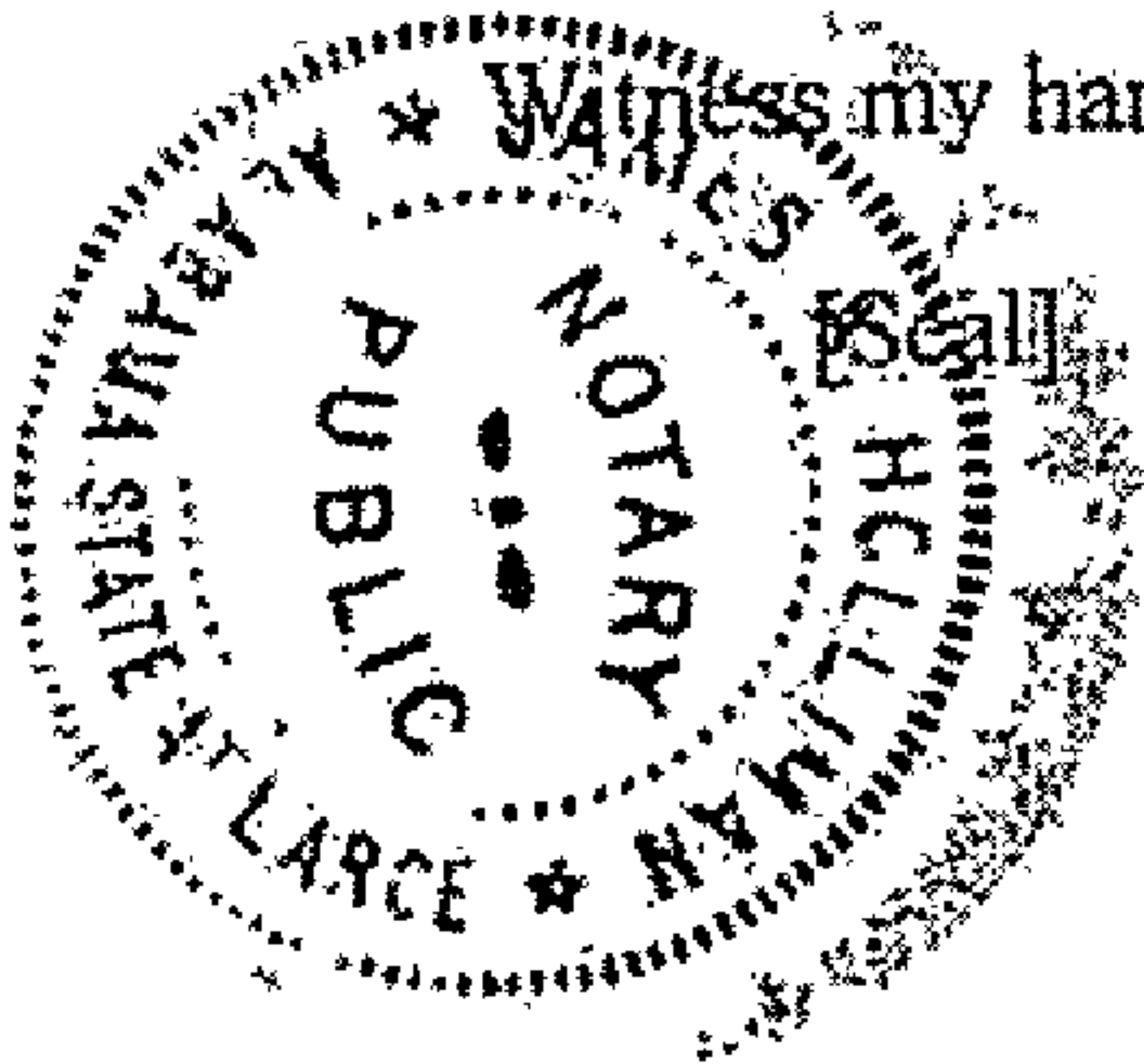
)  
) ss.

COUNTY OF SHELBY

)

On this day, 11/8/2022, before me personally appeared Daniel C. Mortenson, as Principal, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed for the purposes therein contained.

Witness my hand and official seal.





Notary Public

2491 Pelham Parkway

Pelham, Alabama 35124

My commission expires:

3/12/25

## Exhibit A

Lot 544, according to the Resurvey of Lots 501-520, 543-553 and 557-561, Caliston at Ballantrae, Phase I, as recorded in Map Book 33, Page 132, in the office of Probate of Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name Glennola Mortenson  
 Mailing Address Daniel Mortenson  
1335 Caliston Way  
Prichard, AL 35124

Grantee's Name Glennola & Daniel Mortenson  
 Mailing Address Trustees of Mortenson  
Family Trust  
1335 Caliston Way  
Prichard, AL 35124

Property Address 1335 Caliston Way  
Prichard, AL  
35124

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 317,500

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

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 11-14-22

Print Carol Winning

Unattested

Sign

Carol Winning

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/14/2022 02:10:31 PM  
 \$352.50 JOANN  
 20221114000422270

Form RT-1



Allen S. Byrd