



20221121000429400 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/21/2022 03:06:05 PM FILED/CERT

This instrument was prepared by:
Dunn & Associates, LLC
2 North Twentieth Street
Suite 1050
Birmingham, AL 35203

Send Tax Notices to:
Talking Wolf
15205 Kenley Way
Birmingham, AL 35242

EXECUTOR'S DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned **TALKING WOLF**, as Personal Representative of **THE ESTATE OF ALISON H. WARNIX, deceased**, filed in the Probate Court of Shelby County, Alabama as Case No. PR-2021-000007 ("Grantor"), hereby remises, releases, quit claims and conveys to **TALKING WOLF** ("Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Heatherwood Forest, Sector Two, as recorded in Map Book 17, Page 129, in the Probate Office of Shelby County, Alabama.

Property Address: 513 Bayhill Ridge Circle, Birmingham, AL 35244
Parcel Number: 10-5-16-0-001-001.101

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record, and Ad Valorem taxes due and payable.

TO HAVE AND TO HOLD to the Grantee, her heirs and assigns in fee simple, forever.

This instrument is executed for nominal consideration for the purpose of perfecting title to real estate.

This instrument is executed by the Grantor solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of said Grantor in her individual capacity, and the Grantor expressly limits her liability hereunder to the property now or hereafter held by her in the representative capacity named.

[Signature page follows.]

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IN WITNESS WHEREOF, the Estate of Alison H. Warnix, deceased has caused these presents to be executed by the Grantor's hand and seal, its duly authorized Personal Representative, this 28th day of October, 2022.

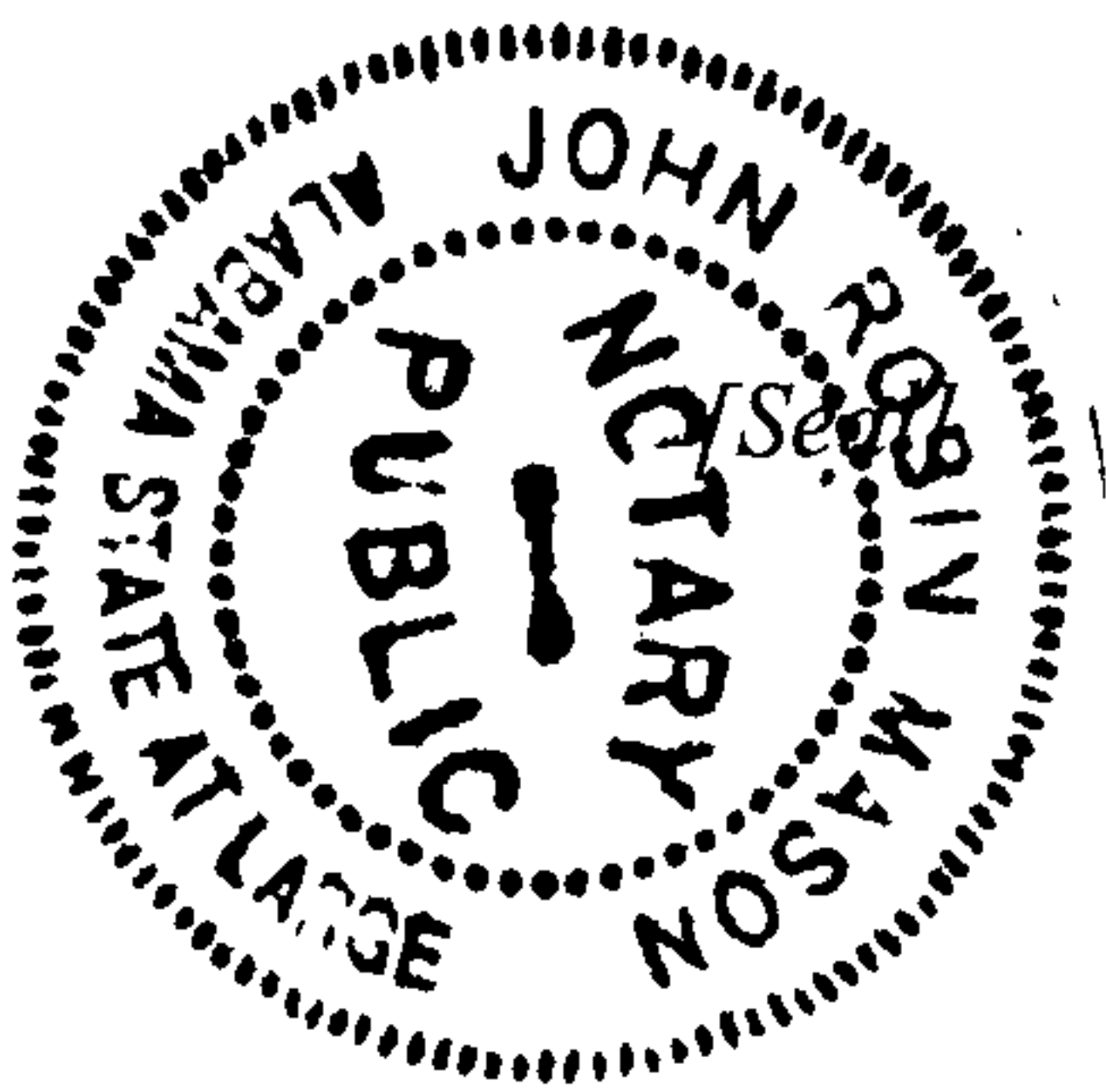
ESTATE OF ALISON H. WARNIX, deceased

By: Talking Wolf (SEAL)
Talking Wolf, its Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Talking Wolf, whose name is signed as Personal Representative of the **Estate of Alison H. Warnix, deceased**, Probate Case PR-2021-000007, who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this 28th day of October, 2022.



John Robin Mason
Notary Public

Printed Name: JOHN ROBIN MASON

My commission expires: 06/01/2025

**My Commission Expires:
June 1, 2025**

This instrument was prepared by Hannah Campbell, Esq. of Dunn & Associates, LLC based on information furnished by the parties and no examination has been made and no opinion has been given by the company preparing this instrument to the title, or the description of the property involved or the payment status of any real property taxes.



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Real Estate Sales Validation Form

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

Grantor's Name	<u>Talking Wolf as Personal Representative</u>	Grantee's Name	<u>Talking Wolf</u>
Mailing Address	<u>FOR ESTATE of MASON H. WARMIX</u> <u>15205 Kenley Way</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>15205 Kenley Way</u> <u>Birmingham, AL 35242</u>
Property Address	<u>513 Bayhill Ridge Circle</u> <u>Birmingham, AL</u> <u>35244</u>	Date of Sale	<u>10/28/2022</u>
		Total Purchase Price \$	_____
		or	
		Actual Value \$	_____
		or	
		Assessor's Market Value \$	<u>404,500.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>tax assessed value</u>
<input type="checkbox"/> Closing Statement	

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 10/1/22

Print Hannah Campbell

Unattested

Sign Hannah Campbell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one