

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Thomas Whitten and Karron Whitten
401 Waterford Highlands Way
Calera, AL 35040

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars (\$269,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Estate of Carol Lavell Pless, deceased (Shelby County, Alabama Probate Case No. PR-2022-000715) (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Thomas Whitten and Karron Whitten (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in SHELBY County, Alabama.

Lot 464, according to the Final Plat of Waterford Highlands Sector 2, Phase 1, as recorded in Map Book 30, Page 110, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

CAROLL LAVELL PLESS IS ONE AND THE SAME PERSON AS CAROL L. PLESS, GRANTEE IN WARRANTY DEED RECORDED IN INST #20160913000333080.

Subject to a third party mortgage in the amount of \$279,616.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 15th day of Dec, 20 22.

Estate of Carol Lavell Pless, deceased (Shelby County, Alabama Probate Case No. PR-2022-000715)

BY: Daniel Reed Pless Jr.
Daniel Reed Pless, Jr.
Personal Representative

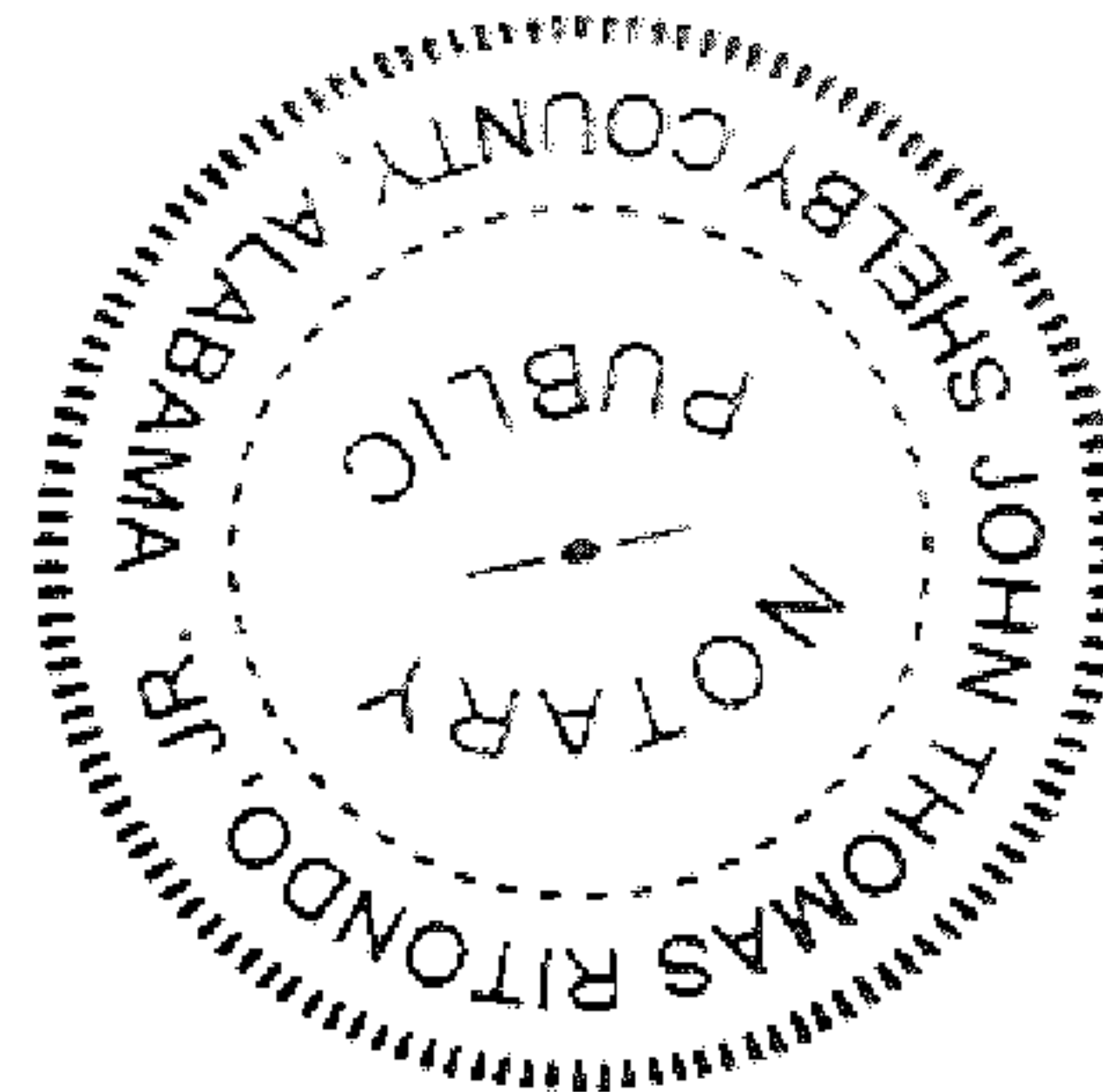
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Reed Pless, Jr. whose name as Personal Representative for The Estate of Estate of Carol Lavell Pless, deceased (Shelby County, Alabama Probate Case No. PR-2022-000715) 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/she executed the same voluntarily and in his/her capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 15th day of Dec., 20 22

[Signature]
Notary Public
My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023



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 Carol Lavell Pless,
deceased (Shelby County, Alabama
Probate Case No. PR-2022-000715)

Grantee's Name Thomas Whitten and Karron Whitten

Mailing Address

299 Village Drive
Calera, AL 35040

Mailing Address

401 Waterford Highlands Way
Calera, AL 35040

Property Address 401 Waterford Highlands Way
Calera, AL 35040

Date of Sale December 15, 2022

Total Purchase Price \$269,900.00

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ 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 - Estate of Carol Lavell Pless, deceased (Shelby County, Alabama Probate
Case No. PR-2022-000715), . .

Grantee's name and mailing address - Thomas Whitten and Karron Whitten, 401 Waterford Highlands Way,
Calera, AL 35040.

Property address - 401 Waterford Highlands Way, Calera, AL 35040

Date of Sale - December 15, 2022.

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: December 15, 2022

Sign

Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

12/16/2022 09:10:54 AM

\$30.00 BRITTANI

20221216000453010

Brittani S. Bayl

DT-2202020