



20230126000021570 1/5 \$99.50  
 Shelby Cnty Judge of Probate, AL  
 01/26/2023 09:26:43 AM FILED/CERT

This Instrument Prepared by:  
 Lynn Campisi  
 Campisi Law, PC  
 3016 Pump House Road  
 Birmingham, Alabama 35243

Send Tax Notice To:

Jean Wilkerson  
8 Newbury CT  
Montgomery TX 77356

WARRANTY DEED (Plain)

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State of Alabama  
 COUNTY: SHELBY

**Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration** to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Nancy Oliver**, a married woman conveying non-homestead property and **Carl Alan Wilkerson**, a married man conveying non-homestead property (herein collectively referred to as grantor), does grant, bargain, sell and convey unto **Jean Wilkerson** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.**

Subject to: All easements, restrictions and rights of way of record

**NO TITLE OPINION GIVEN.**

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

**TO HAVE AND TO HOLD** to the said GRANTEE, his, her or their heirs and assigns forever.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

This Warranty Deed may be executed in multiple counterparts each of which shall for all purposes be deemed to be an original and constitute but one and the same document, or on separate signature pages such that when all parties have signed, their individual signature pages shall be attached to and constitute the entire agreement.



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IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this  
16 day of January, 2023.

Nancy Oliver  
Nancy Oliver

**Acknowledgment**

STATE OF Alabama )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Nancy Oliver**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of January 2023.

Jennifer Q. Griffin  
Notary Public  
My commission expires: 9/6/2026





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12<sup>th</sup> IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this  
day of JANUARY, 2023.

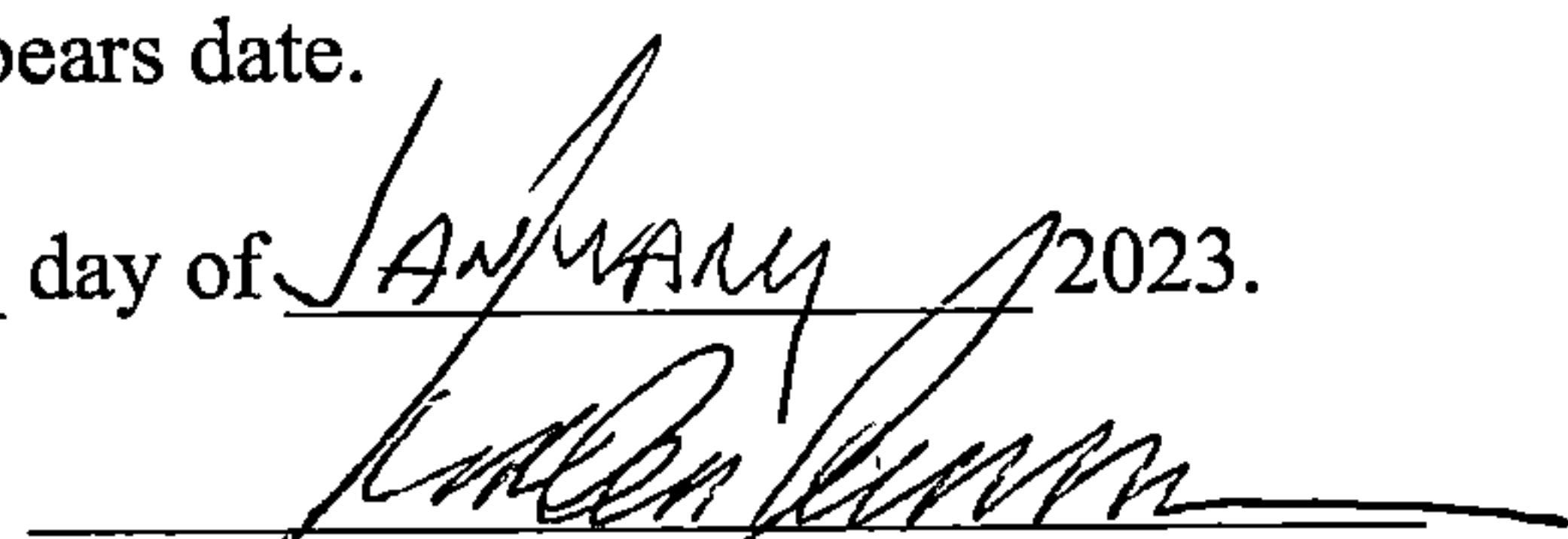
  
Carl Alan Wilkerson

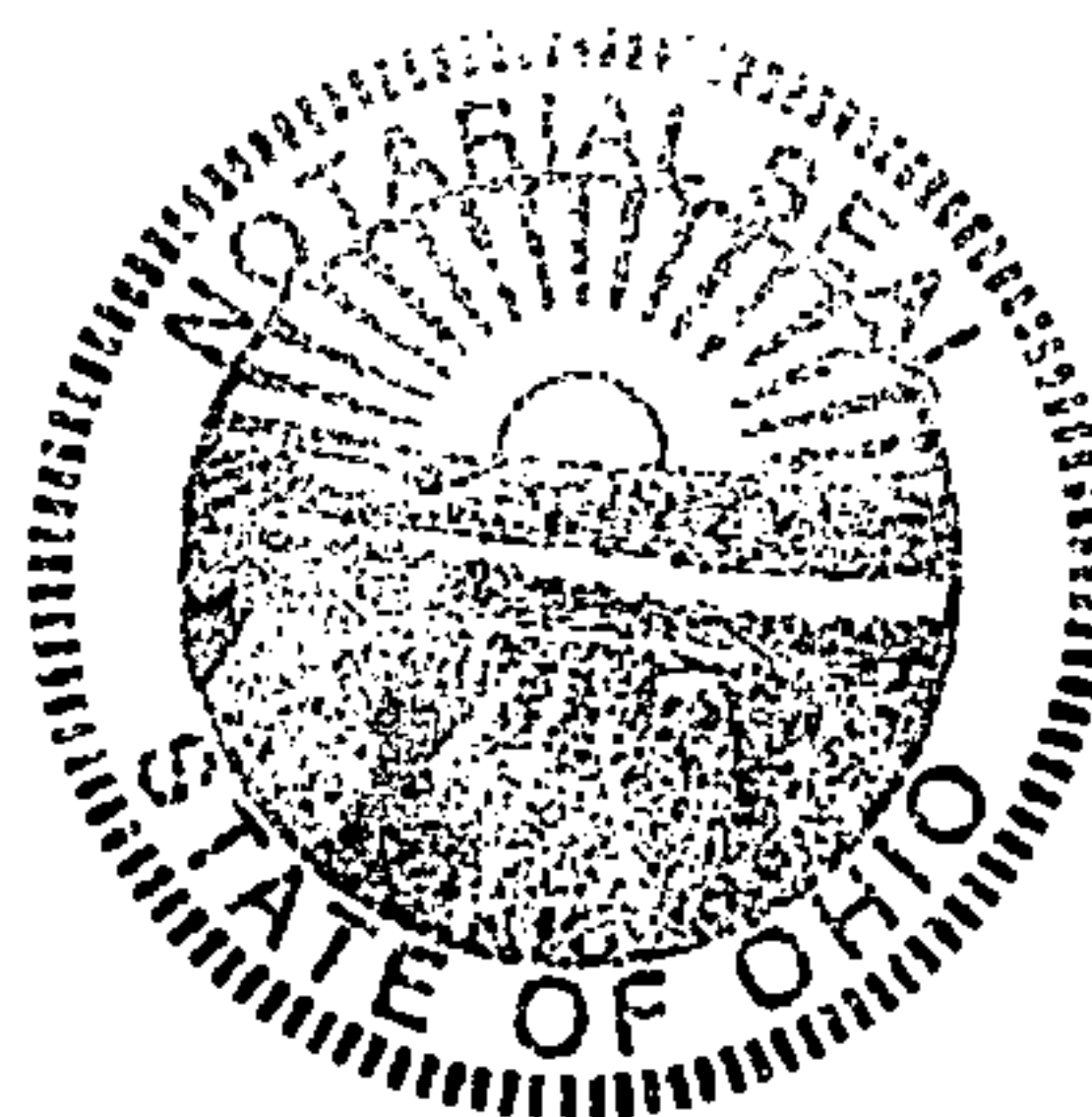
**Acknowledgment**

STATE OF OHIO )  
COUNTY OF BUTLER

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Carl Alan Wilkerson**, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of JANUARY 2023.

  
Notary Public  
My commission expires: 3/13/23



Mark A. McCormack  
Notary Public  
In and For the State of Ohio  
Recorded in Butler County  
My Commission Expires  
13 March 2023



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## EXHIBIT A

**Lot 381, according to the Survey of Weatherly Belvedere, Sector 23, as recorded in Map Book 21, Page 16, in the Probate Office of Shelby County, Alabama.**

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Nancy Oliver  
Mailing Address Carl Alan Wilkerson  
8 Newbury Court  
Montgomery TX 77356

Grantee's Name Jean Wilkerson  
Mailing Address 136 Belvedere Place  
Alabaster, AL 35007

Property Address 136 Belvedere Place  
Alabaster, AL 35007

Date of Sale 1.17.2023  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$2/3rds of 196,100.00=65366.67

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 Tax 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 1.17.2023

Print Jennifer Q Griffin

Unattested

Sign *Jennifer Q Griffin*  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)