

20230406000097190
04/06/2023 03:35:35 PM
DEEDS 1/2

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Walter C. McDaniel, III
1900 Providence Park, Suite 150
Birmingham, Alabama 35242

Deed being recorded to correct
the county.

WARRANTY DEED

SHELBY
JB
STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Walter C. McDaniel, Jr., and his wife, Lisa J. McDaniel

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Walter C. McDaniel, III

(hereinafter referred to as "Grantee") the following described real estate situated in Jefferson County, Alabama to-wit:

Unit 150, Building 1900, in Providence Park, a Condominium, as established by that certain Declaration of Condominium of Providence Park, as recorded in Instrument 20040802000426220; First Amendment to Declaration as recorded in Instrument 20050113000020340; Second Amendment to Declaration as recorded in Instrument 20050819000428280; Third Amendment to Declaration as recorded in Instrument 20060302000097880 and Corrective Third Amendment to Declaration as recorded in Instrument 20060803000376750, in the Probate Office of Shelby County, Alabama, and any future amendments thereto, and to which Declaration of Condominium a plan is attached as Exhibit "C" and in plats Providence Park, Phase I, a Condominium, as recorded in Map Book 33, page 119A thru 119E and Amended in Map Book 36, page 98A thru 98E; Providence Park, Phase II, a Condominium, as recorded in Map Book 34, page 75A thru 75E and Providence Park, Phase III, a Condominium, as recorded in Map Book 35, page 101A thru 101E, and to which Declaration the By-Laws of Providence Park Owners Association Inc are attached as Exhibit B and the Articles of Incorporation of Providence Park Owners Association Inc. as recorded in Instrument 200410/8837, in the Probate Office of Jefferson County; together with an undivided interest in the Common Elements assigned to the Units, being defined in said Declaration of Condominium of Providence Park, a condominium.

Subject to: (1) 2023 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, his heirs and assigns, forever;

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

IN WITNESS WHEREOF, we have set our hands and seals, this 16th day of December, 2022.

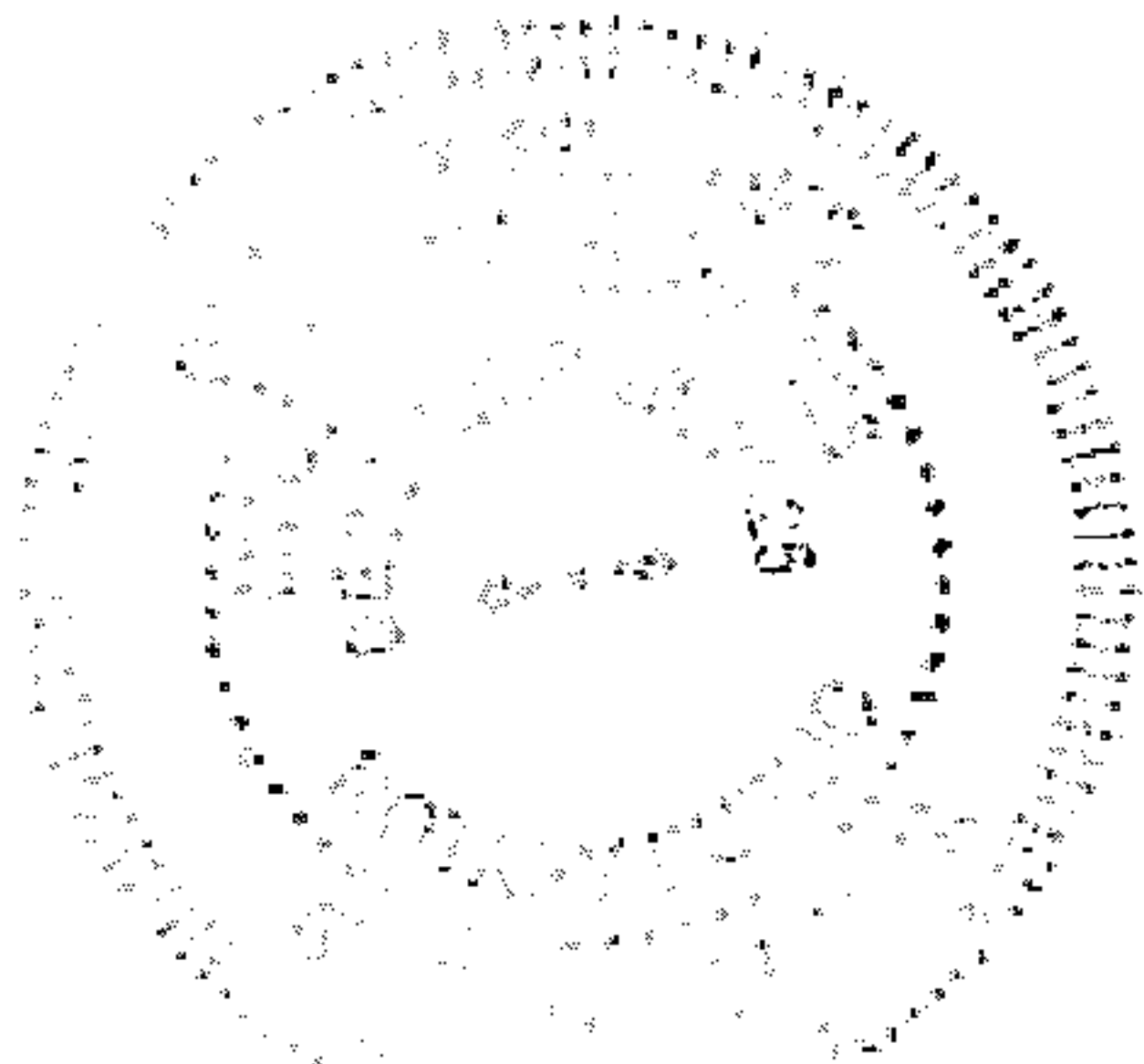
Walter C. McDaniel, Jr. (Seal)

Lisa J. McDaniel (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Walter C. McDaniel, Jr. and Lisa J. McDaniel, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of December, 2022.



Gilmer T. Simmons
Notary Public: Gilmer T. Simmons
My Commission Expires: 12/20/2025

20230406000097190 04/06/2023 03:35:35 PM DEEDS 2/2

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: **Walter C. McDaniel, Jr.** Date of Sale: **December 16th, 2022**
Grantor Name: **Lisa J. McDaniel**
Mailing Address: **1900 Providence Park, Suite 150** Total Purchase Price: **\$220,000.00**
Birmingham, Alabama, 35242 Or
Actual Value: \$ _____
Property Address: **1900 Providence Park, Suite 150** Or
Birmingham, Alabama, 35242 Assessor's Market Value: \$ _____

Grantee Name: **Walter C. McDaniel, III**
Mailing Address: Same as property address.

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 _____
XX 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 Section 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 Section 40-22-1 (h).

Date: **December 16th, 2022** Print: Galeen T. Zimmerman
____ Unattested _____ Sign: [Signature]
(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
04/06/2023 03:35:35 PM
\$245.00 PAYGE
20230406000097190

Alexis Bayl