Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: John W. Maxwell & Mary Catherine Molay 4204 Crossings Lane Birmingham, AL 35242

STATE OF ALABAMA

)

JOINT WITH RIGHT OF SURVIVORSHIP

COUNTY OF SHELBY

) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$440,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, MICHAEL B. BILLINGSLEY and STEPHANIE BILLINGSLEY, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, JOHN W. MAXWELL and MARY CATHERINE MOLAY (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 318, according to the Survey of Caldwell Crossings Third Sector, as recorded in Map Book 33, Page 154, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$308,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of April, 2023.

MICHAEL B. BILLINGSLEY

STEPHANIE BILLINGSLEY

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that MICHAEL B. BILLINGSLEY and STEPHANIE BILLINGSLEY, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS-WHEREOF, I have hereunto set my hand and seal this the 28th day of April, 2023.

NOTARY PUBLIC

My commission expires:

MALCOLM STEWART MCLEOD
NOTARY PUBLIC

ALABAMA STATE AT LARGE COMM. EXP. 08/15/26

Real Estate Sales Validation Form

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

	i ins pocument must be med in accord	ance with Code of Alabama	1970, 360001140-22-1
Grantor's Name	MICHAEL B. BILLINGSLEY and STEPHANIE BILLINGSLEY	Grantee's Nar	JOHN W. MAXWELL and MARY neCATHERINE MOLAY
Mailing Address	4204 CROSSINGS LANE BIRMINGHAM, AL 35242	Mailing Addre	ss4204 CROSSINGS LANE BIRMINGHAM, AL 35242
Property Address	4204 CROSSINGS LANE BIRMINGHAM, AL 35242	Date of Sale April 28, 2023	
		_ Total Purchase Pri	ce \$440,000.00
		Or A atual Malua	*
		Actual Value or	Ψ
		Assessor's Market Val	ue <u>\$</u>
-	e or actual value claimed on this form of documentary evidence is not require		ng documentary evidence: (check
Bill of Sale		Appraisal	
Sales Contract		Other	
X Closing State	ment		
If the conveyance of this form is not	document presented for recordation corequired.	ontains all of the required in	formation referenced above, the filing
	ln	structions	
Grantor's name ar current mailing add	d mailing address - provide the name dress.	of the person or persons co	nveying interest to property and their
Grantee's name as conveyed.	nd mailing address - provide the name	of the person or persons to	whom interest to property is being
• +	the physical address of the property berty was conveyed.	eing conveyed, if available.	Date of Sale - the date on which
Total purchase pri the instrument offe	ce - the total amount paid for the purch ered for record.	nase of the property, both re	eal and personal, being conveyed by
	for record. This may be evidenced by	7 - T	al and personal, being conveyed by the a licensed appraiser or the assessor's
valuation, of the pi	ded and the value must be determined operty as determined by the local officience used and the taxpayer will be penalized.	ial charged with the respon	sibility of valuing property for property
further understand	of my knowledge and belief that the in that any false statements claimed on 1975 § 40-22-1 (h).		
Date April 28, 2	023	Print Malcolm S. McI	<u>_eod</u>
Unattested		Sign	
	(verified by)		rantee/Owner/Agent) circle one
			unty
File 230239 +	Clerk Shelby County, A 05/01/2023 01:33		Form RT-1 Alabama 08/2012 LSS

\$160.00 JOANN

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