



20230602000165460 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
06/02/2023 11:06:00 AM FILED/CERT

# Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

**JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR  
THIS DEED PREPARED WITHOUT THE  
BENEFIT OF SURVEY OR TITLE  
EXAMINATION**

Source of Title: Deed Book \_\_\_\_\_  
Page No. \_\_\_\_\_

**Know all Men by these Presents:** That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Anna Camille Tolleson and Justin James Goodwin, wife and husband**, (henceforth referred to as "Grantor") (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **Tyler Wright and Morgan Q. Wright** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate:

Lot 502, according to the Survey of Forest Lakes, Sector 5, as recorded in Map Book 34, Page 122A in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to all easements, restrictions, rights of way and other matters of record in the Probate Office of Shelby County, Alabama, including, without limitation, the following:

**To Have and To Hold** the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.



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In Witness Whereof, the said Grantors have set their hands and seals this 24 day of May,  
2023.

Anna Camille Tolleson  
Anna Camille Tolleson

Justin James Goodwin  
Justin James Goodwin

STATE OF Alabama  
COUNTY OF Shelby

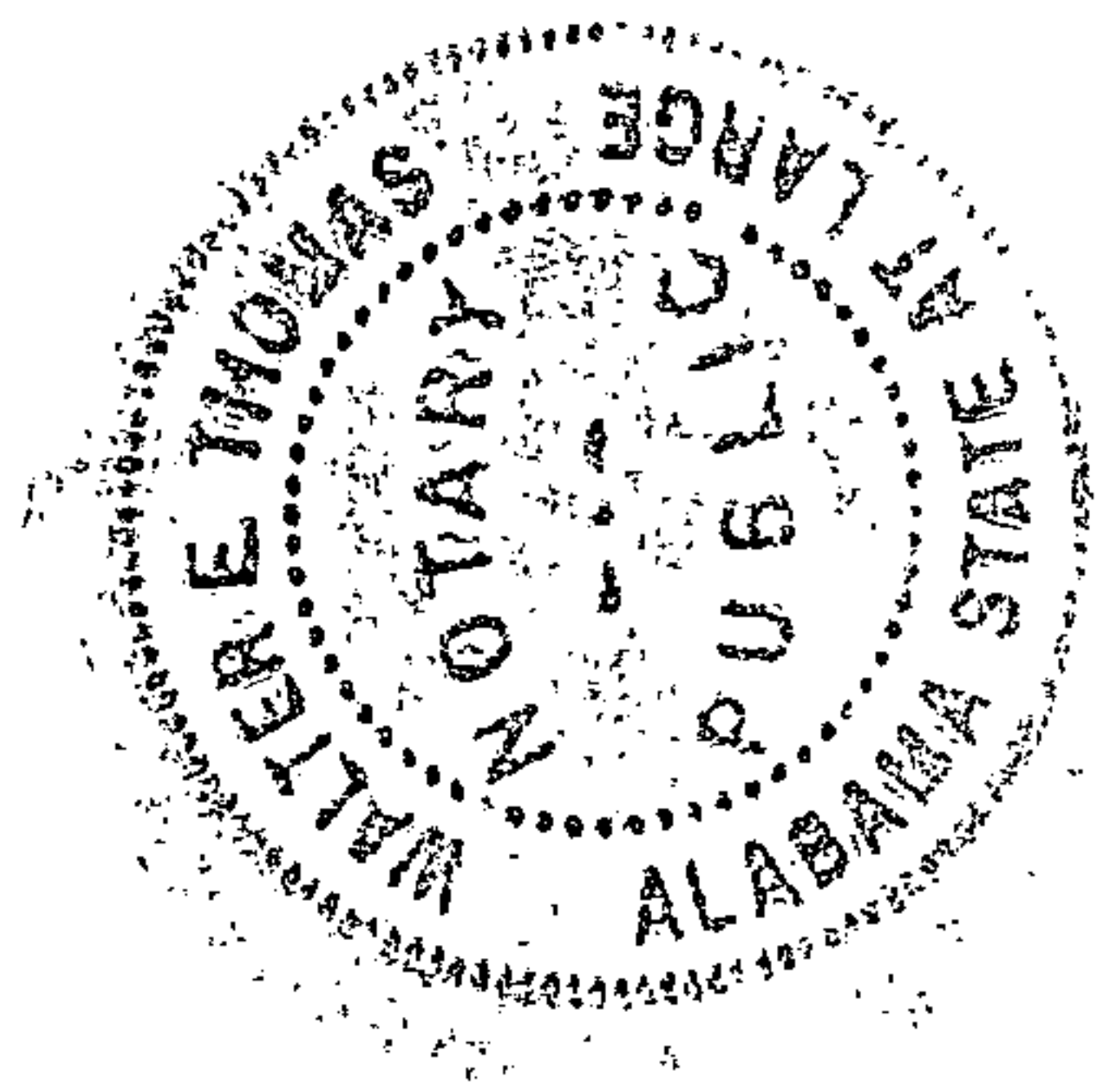
I, the undersigned notary public, in and for said county and state, hereby certify that Anna Camille Tolleson and Justin James Goodwin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24<sup>th</sup> day of May, 2023

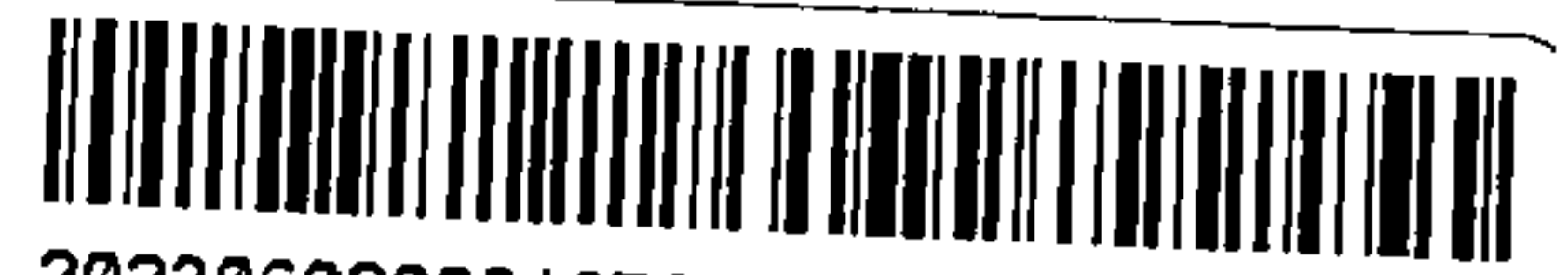
Walter E Thomas  
Notary Public  
My commission expires 05/28/2024

Prepared for the sole benefit of North River  
Title, Inc. by:

Robert S. Plott, LLC  
Robert S. Plott  
1490 Northbank Parkway  
Suite 140  
Tuscaloosa, AL 35406  
Telephone: 205-345-5310  
File # 1997-23







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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 Anna Camille Tolleson  
Mailing Address 305 Wildhaven Circle  
Gadsden, AL 35901

Grantee's Name Tyler Wright and Morgan Q. Wright  
Mailing Address 5839 Forest Lakes Cove  
Sterrett, AL 35147

Property Address 5839 Forest Lakes Cove  
Sterrett, AL 35147

Date of Sale May 25, 2023  
Total Purchase Price \$283,000.00  
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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other:  
\_\_\_\_\_

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 5/25/23

Print Adrian Oliver

☐ Unattested

(verified by)

Sign

Adrian Oliver  
(Grantor/Grantee/ Owner/Agent) circle one