



20230616000180330 1/4 \$242.00
Shelby Cnty Judge of Probate, AL
06/16/2023 08:16:01 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

Send Tax Notice to:
Betty H. Ward
1997 Mountain Laurel Lane
Hoover, AL 35244

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the payment of Ten and no/100 Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **BETTY H. WARD**, an unmarried woman (herein referred to as Grantor), do grant, bargain, sell and convey under **BETTY H. WARD** and **MICHAEL M. WARD** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12-A, according to the Resurvey of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 and Recreational Area of Davenport's Addition to Riverchase West Sector 2, as recorded in Map Book 8, Page 40, in the Probate Office of Shelby County, Alabama.

Property Address: 1997 Mountain Laurel Lane, Hoover, AL 35244
Parcel I.D.: 11-6-24-0-002-002.009

Subject to current taxes, restrictions, building lines, easements and rights-of-way, and any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted or granted herewith.

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

And I do, for myself and for my heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right

Shelby County, AL 06/16/2023
State of Alabama
Deed Tax: \$211.00

to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of November, 2020.

Betty H. Ward
Betty H. Ward

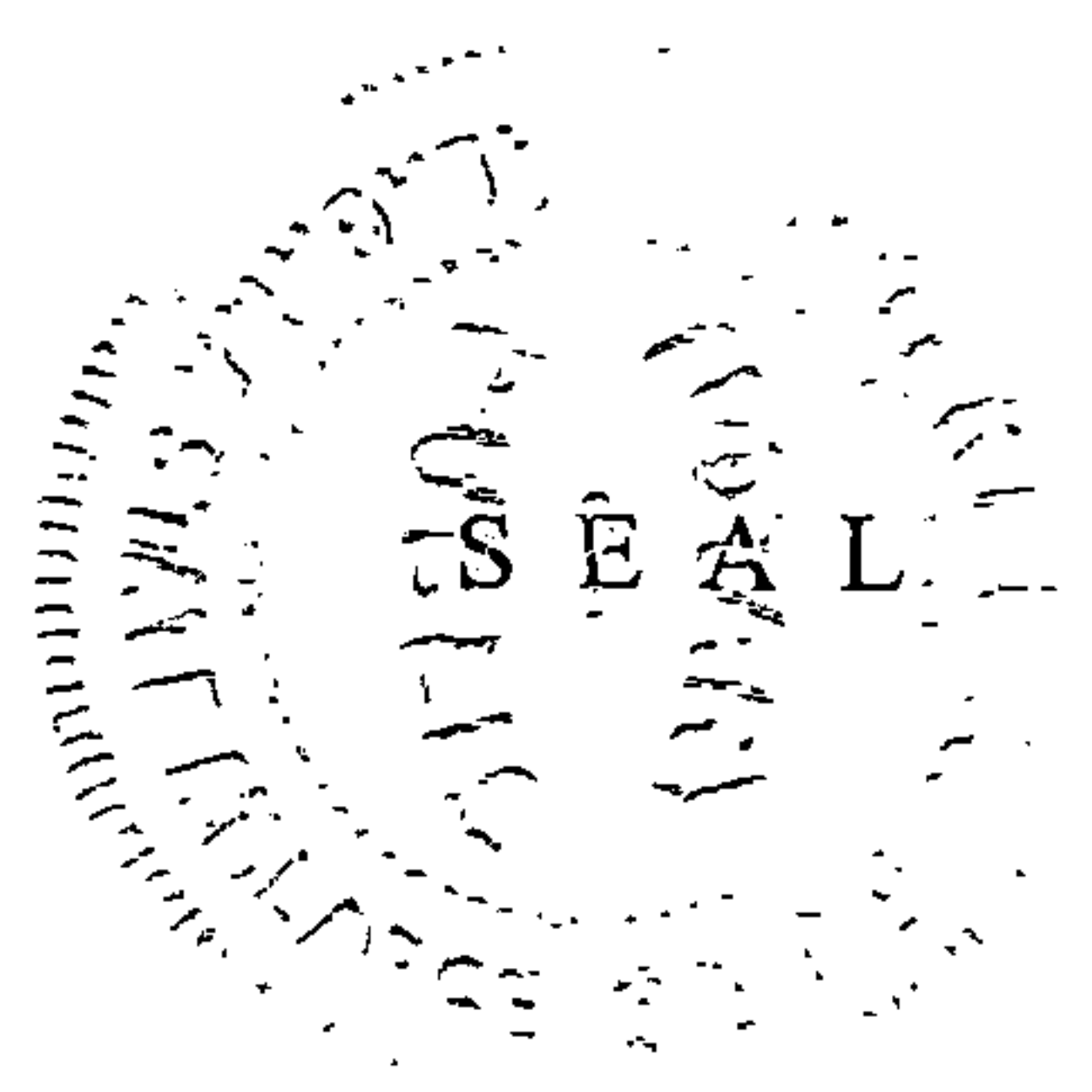
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Margaret A. Burg, a Notary Public in and for said County, in said State, hereby certify that **BETTY H. WARD**, 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 8th day of November, 2020.

Margaret A. Burg
Notary Public

My Commission Expires: 3/24/23



This instrument prepared by:
Joseph W. Strickland
Gloor + Strickland, L.L.P.
100 Williamsburg Office Park, Suite 100
Birmingham Ala. 35216
2 of 2



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THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

ALABAMA
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH State File Number **101 2019-17954**

1. DECEASED LEGAL NAME Patrick Eugene McQueen			2. DATE AND TIME OF DEATH May 6, 2019 1335		
3. ALIAS NAME (IF ANY) None Given			4. DATE AND TIME PRONOUNCED DEAD		
5. COUNTY OF DEATH Shelby		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Alabaster, 35007		7. PLACE OF DEATH Ahava Healthcare of Alabaster	
8. SEX Male		9. LAST NAME PRIOR TO FIRST MARRIAGE			10. SERVED IN ARMED FORCES No
11. AGE 65	UNDER 1 YEAR MONTHS	UNDER 1 DAY DAYS	12. DATE OF BIRTH Mar 12, 1954	13. BIRTHPLACE (State or Foreign Country) Alabama	14. SOCIAL SECURITY NUMBER 416-66-3713
15. MARITAL STATUS Divorced		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE			17. RESIDENCE STATE Alabama
18. RESIDENCE COUNTY Shelby		19. CITY, TOWN OR LOCATION AND ZIP CODE Hoover, 35244		20. STREET ADDRESS 1997 Mountain Laurel Lane	
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Betty Hatcher McQueen Ward, Mother, 1997 Mountain Laurel Lane, Hoover, AL 35244					
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE Eugene Kendrick McQueen			23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Betty Hatcher		
24. DISPOSITION OF BODY Burial		25. CEMETERY OR CREMATORY Forest Hill Cemetery		26. LOCATION Birmingham, Alabama	
27. DATE OF DISPOSITION May 13, 2019		28. FUNERAL DIRECTOR Kesha Lusain		29. LICENSE NUMBER	30. DATE SIGNED May 13, 2019
31. FUNERAL HOME NAME AND ADDRESS W E Lusain Funeral Home, 629 Goldwire Way SW, Birmingham, AL 35211					32. LICENSE NUMBER
33. MEDICAL CERTIFICATION: Certifying Physician					
34. NAME Morris Lloyd Roebuck Jr MD			35. LICENSE NUMBER 27134	36. DATE SIGNED May 9, 2019	
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 216 Aquarius Drive Ste 309, Birmingham, Alabama 35209					
38. REGISTRAR Nicole Henderson Rushing					39. DATE FILED May 14, 2019

CAUSE OF DEATH

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH							INTERVAL	
IMMEDIATE CAUSE	A. Squamous cell carcinoma of skin of unspecified parts of face						Unknown	
	DUE TO (OR AS A CONSEQUENCE OF):							
	UNDERLYING CAUSE	B. _____						
		DUE TO (OR AS A CONSEQUENCE OF):						
C. _____								
DUE TO (OR AS A CONSEQUENCE OF):								
D. _____								
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH								
42. MANNER OF DEATH Natural Causes		43. PREGNANT (IF FEMALE)		44. AUTOPSY No	45. FINDINGS CONSIDERED	46. TOXICOLOGY Unk	47. FINDINGS CONSIDERED Unk	48. TOBACCO USE CONTRIBUTED TO DEATH Unknown
49. HOW INJURY OCCURRED								
50. DATE AND TIME OF INJURY			51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY			
53. PLACE OF INJURY			54. LOCATION OF INJURY					

ADPH HS E2/REV 01-16

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2019-263-559-3

May 16, 2019

Nicole H. Rushing
 Nicole Henderson Rushing
 State Registrar of Vital Statistics



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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 Petty H. Ward
Mailing Address 1997 Mountain Laurel Lane
Hoover
Alabama 35244

Grantee's Name Michael M. Ward
Mailing Address 3401 Old Wood Lane
Vestavia Hills
Alabama 35243

Property Address 1997 Mountain Laurel Lane
Hoover
Alabama 35244

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 210,700

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 6-16-2023

Print MICHAEL M. WARD

Unattested

Sign Michael M. Ward

(verified by)

(Grantor/Grantee/Owner/Agent) circle one