

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Katherine Lindquist & James R. Lindquist
3153 Bradford Place
Birmingham, AL 35242

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of **SIX HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS (\$695,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

William David Acton, Personal Representative of the Estate of William Jennings Acton, deceased, Shelby County Probate Case No. PR-2022-001027 and William David Acton, Trustee of the Acton Family Trust as created by the Last Will and Testament of William Jennings Acton

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Katherine Lindquist and James R. Lindquist

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 2, Phillip's Addition New Hope Mountain as recorded in Map Book 10, Page 20, in the Probate Office of Shelby County, Alabama.

\$556,000.00 of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO ALL MATTERS OF RECORD

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 (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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.

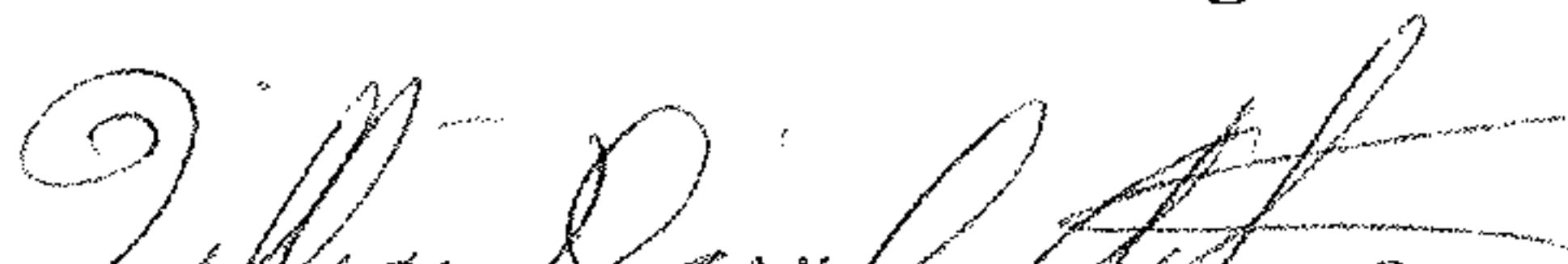
And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 14th day of July, 2023.

**Estate of William Jennings Acton, deceased, Shelby
County Probate Case No. PR-2022-001027**


William David Acton, Personal Representative

**Acton Family Trust as created by the Last Will and
Testament of William Jennings Acton**


William David Acton, Trustee

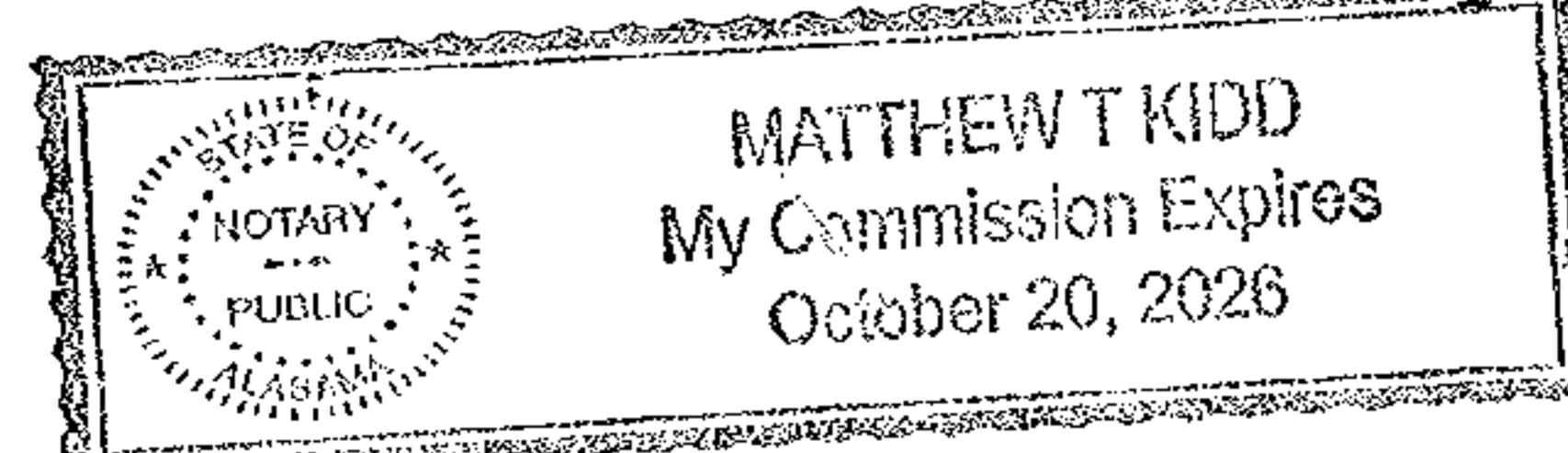
STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **William David Acton as Personal Representative of the Estate of William Jennings Acton, deceased and William David Acton as Trustee of the Acton Family Trust as created by the Last Will and Testament of William Jennings Acton**, whose name is singed 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, as such Personal Representative and Trustee and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 14th day of July, 2023.

Notary Public



My Commission Expires: _____



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/17/2023 09:45:19 AM
\$169.00 PAYGE
20230717000211690**

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name William David Acton Personal
 Representative of the Estate of William Jennings Acton
Shelby County Probate Case No. PR-2022-001027
 Mailing Address 3005 Riverbrook Lane
Birmingham, AL 35243

Property Address 3153 Bradford Place
Birmingham, AL 35242

Grantee's Name Katherine Lindquist and James R.
Lindquist
 Mailing Address 3153 Bradford Place
Birmingham, AL 35242
 Date of Sale July 14, 2023
 Total Purchase Price \$695,000.00
 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: July 14, 2023

Unattested

(verified by)

Print: *Shannon Anderson*

Sign *Shannon Anderson*

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1