

STATE OF ALABAMA

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WARRANTY DEED

COUNTY OF TALLADEGA

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20230901000266080 1/3 \$172.00
Shelby Cnty Judge of Probate, AL
09/01/2023 01:14:11 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) Dollars and other good and valuable consideration to the undersigned, Linda Shores Collum, a single woman, herein referred to as Grantor, in hand paid by Estate of William Eugene Shores, Sr., herein referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1 and 2, according to the map of Shores Acres, a minor subdivision, as recorded in Map Book 57, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for herself and for her heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that she will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

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


Linda Shores Collum

STATE OF ALABAMA,
TALLADEGA COUNTY.



20230901000266080 2/3 \$172.00
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I, the undersigned authority, in and for said County, in said State, hereby certify that, Linda Shores Collum, a single woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of August, 2023.

Jackie McSilberry
NOTARY PUBLIC
My Commission Expires: 9/10/2023

This document prepared by:
Gregory S. Graham, P.C.
P. O. Drawer 307
Childersburg, AL 35044

Real Estate Sales Validation Form

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

Grantor's Name Linda Shores Collum
Mailing Address 3253 Hwy 61
Columbiana AL 35051

Grantee's Name Staci McDaniel
Mailing Address 210 Newgate Circle
Alabaster AL 35007

Property Address 271 Shores Dr.
Columbiana AL 35051

Date of Sale 8/28/23
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 143,840

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 Tax Records

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 8/31/23

Print Staci Houtz McDaniel

Sign Staci Houtz McDaniel

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one