

20231003000295600
10/03/2023 01:08:49 PM
DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Maylene, AL 35114

Send Tax Notice to:
Sarah Elizabeth Bates, Jessica Suzanne
Lewis, & Jonathan William Holt
136 Churchill Dr.
Maylene, AL 35114

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Roger Dale Holt, as Personal Representative of The Estate of Nelda Sue Goings, deceased, Tuscaloosa County Case No. PR-2023-208** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Sarah Elizabeth Bates, Jessica Suzanne Lewis, and Jonathan William Holt** (hereinafter referred to as GRANTEE whether one or more), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 221, according to the Survey of Cedar Grove at Sterling Gate Sector 2, Phase 5, as recorded in Map Book 28, Page 91, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS

INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

Nelda Sue Goings was the surviving grantee in that certain joint survivorship deed recorded as instrument number 20080829000346550 in the Shelby County Probate Office, the other grantee therein, William R. Goings, having died on or about January

Nelda Sue Goings was one and the same person as Nelda S. Goings.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 3 day of October, 2023.

The Estate of Nelda Sue Goings, deceased, Tuscaloosa County Case No. PR-2023-208

By: Roger Dale Holt
Roger Dale Holt, Personal Representative

STATE OF ALABAMA
 SHELBY COUNTY

ss }

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Roger Dale Holt, as Personal Representative of **The Estate of Nelda Sue Goings, deceased, Tuscaloosa County Case No. PR-2023-208**, who is/are known to me, acknowledged before me this date that, being informed of the conveyance, he/she/they, in his/her/their capacity as such Personal Representative(s), and with full authority, executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3 day of October, 2023.

Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
 Notary Public, Alabama State At Large
 My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name: The Estate of Nelda Sue GoingsGrantee's Name: Sarah Elizabeth Bates
Jessica Suzanne Lewis
Jonathan William HoltMailing Address: 136 Churchill Dr.
Maylene, AL 35114Mailing Address: 136 Churchill Dr.
Maylene, AL 35114Property Address: 136 Churchill Dr.
Maylene, AL 35114


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2023 01:08:49 PM
\$31.00 CHARITY
20231003000295600

Allen S. Bayl

Date of Sale: 10/3, 20 23
Total Purchase Price: \$ _____
Or
Actual Value: \$ _____
Or
Assessor's Market Value: \$248,100.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other: NO TAX DUE---INHERITANCE

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: 10/31/23

Print: Roger Dale Holt, PR

☐ UnattestedSign Roger Dale Holt
Grantor/Grantee/Owner/Agent circle one

(verified by)