

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Helena Utility Board  
P. O. Box 427  
Helena, AL 35080

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten Thousand and 00/100 Dollars (\$10,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **CECIL GARY WADE, a married person, RITA WARREN, a married person, BETTY ANNETTE WADE, a single person and RHONDA WADE SIDES, a married person** (herein referred to as Grantors) grant, bargain, sell and convey unto **HELENA UTILITY BOARD** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 4, according to the Survey of Betty Wade Life Estates, as recorded in Map Book 58, Page 59, in the Probate Office of Shelby County, Alabama.**

**This property does not constitute the homestead of the Grantors as defined in §6-10-3, Code of Alabama (1975).**

**RHONDA WADE SIDES is one and the same person as RHONDA CAROL VAVRA**

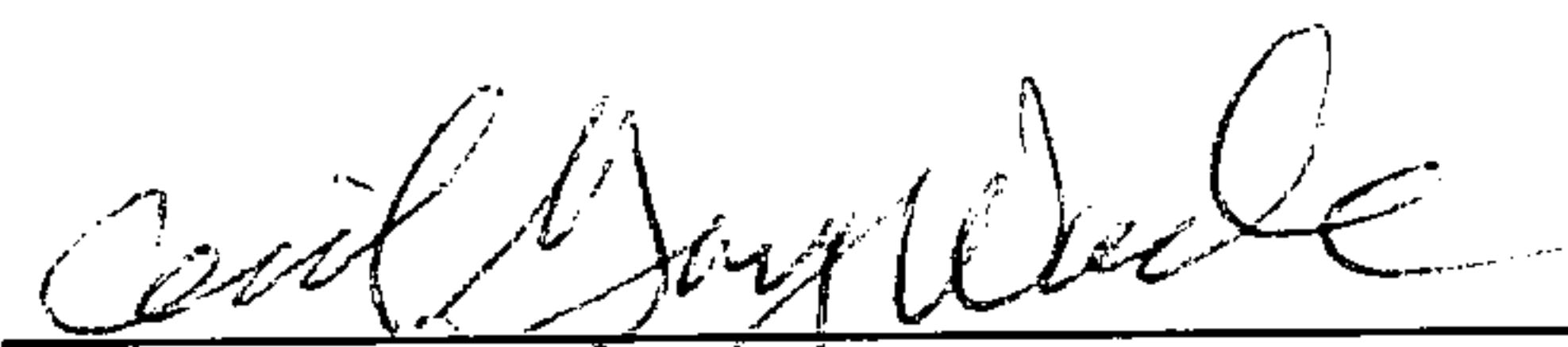
**CECIL GARNETT WADE is deceased having died on 03/30/1990**

**BETTY ELIZABETH WADE Life Estate holder, having died on 11/19/2022**

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 24th day of October, 2023.

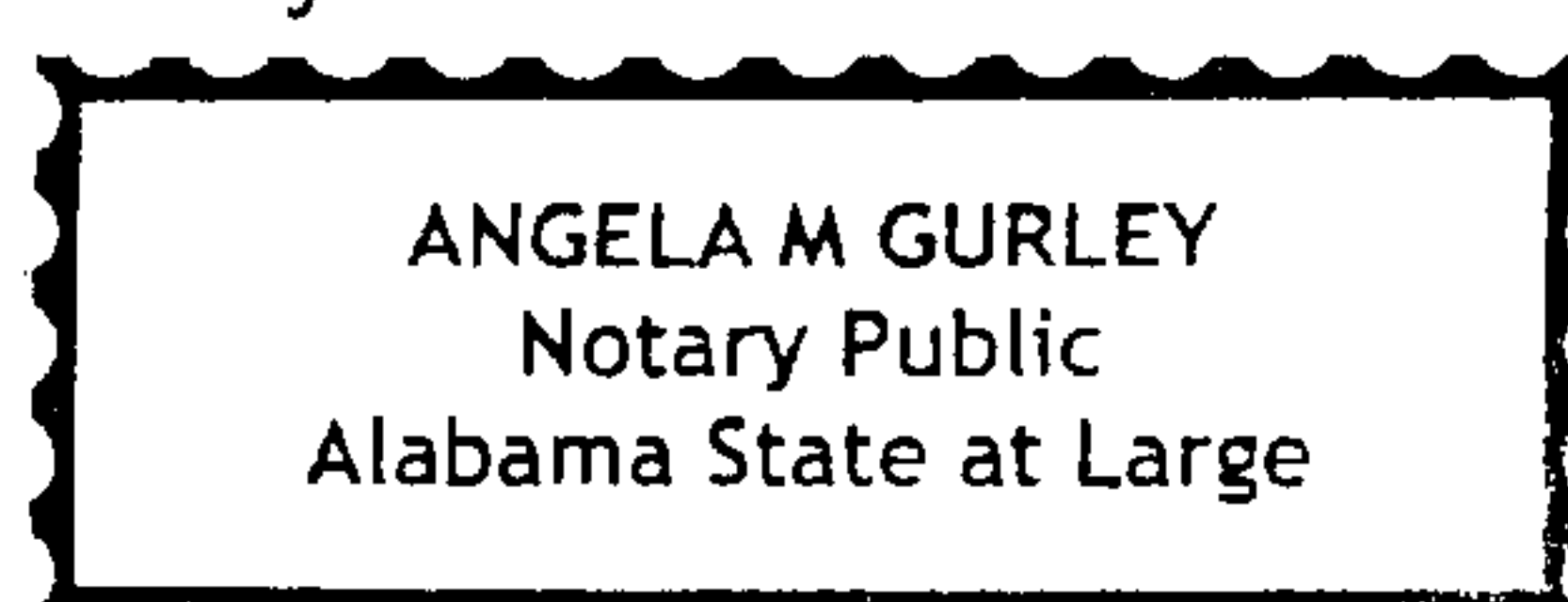
  
\_\_\_\_\_  
**CECIL GARY WADE**

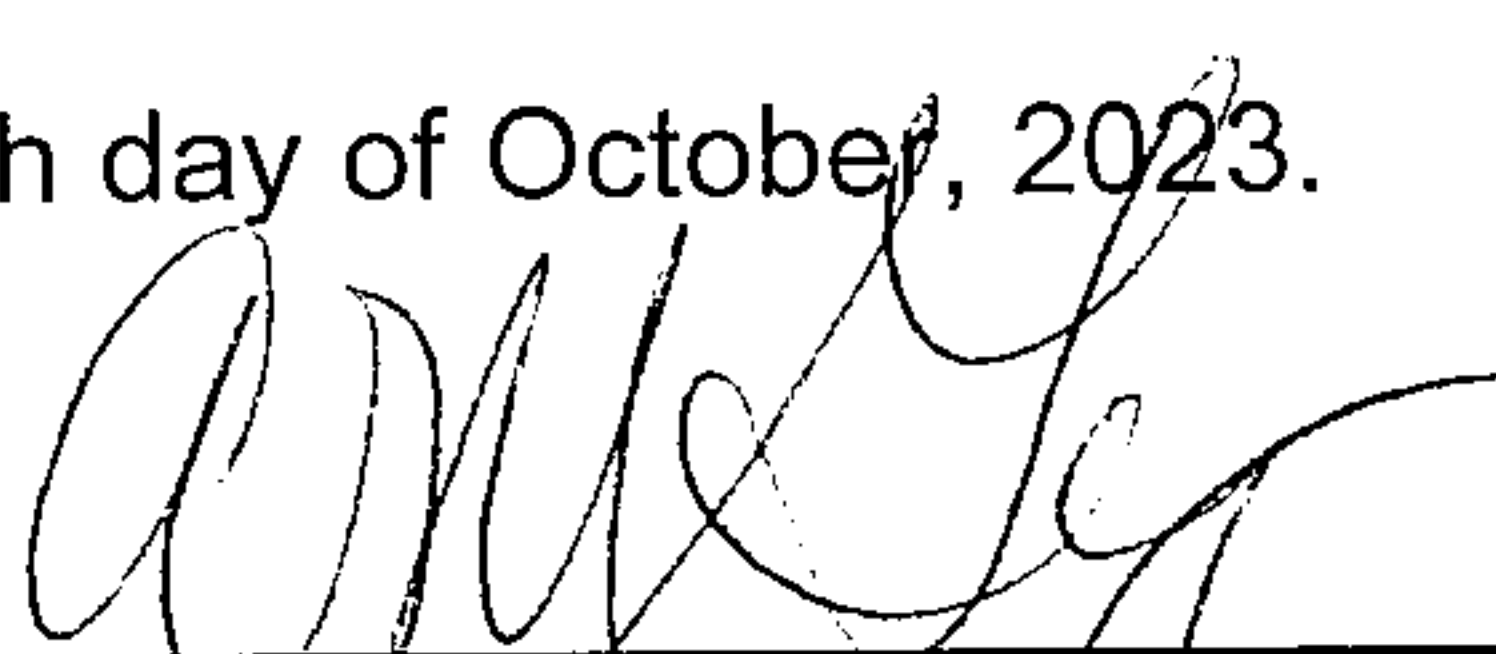
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CECIL GARY WADE**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, 2023.

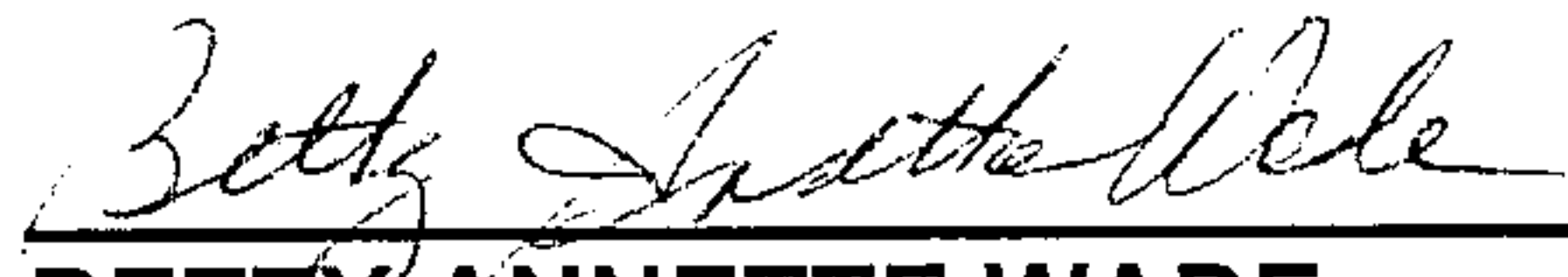


  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 5-23-26

In Witness Whereof, we have hereunto set our hands and seals this 24th day of October, 2023.



RITA WARREN



BETTY ANNETTE WADE



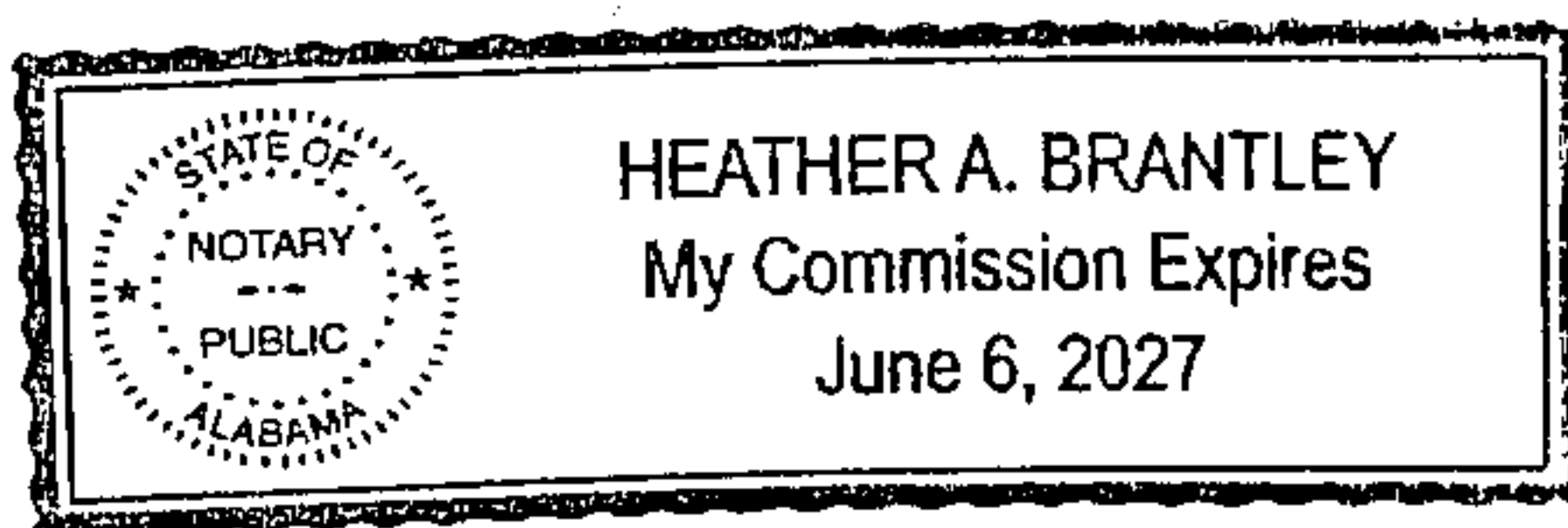
RHONDA WADE SIDES

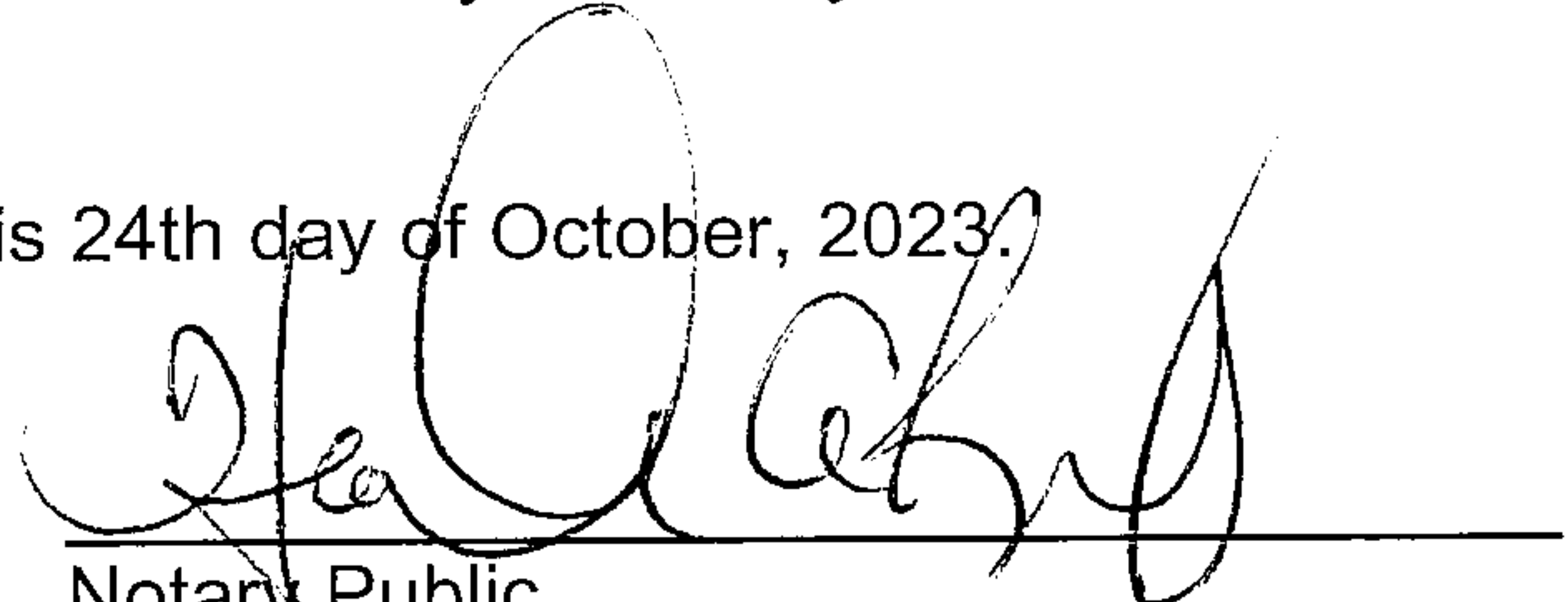
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RITA WARREN, BETTY ANNETTE WADE and RHONDA WADE SIDES**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, 2023.



  
Notary Public  
My Commission Expires: 06/06/2027

Real Estate Sales Validation Form

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

Grantor's Name	CECIL GARY WADE	Grantee's Name	HELENA UTILITY BOARD
Mailing Address	etals 5103 Shamrock Drive Helena, AL 35080	Mailing Address	P.O. BOX 427 Helena, AL 35080
Property Address	Lot 4 Betty Wade Life Estate Helena, AL 35080	Date of Sale	October 24, 2023
		Total Purchase Price \$	10,000.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement		

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.

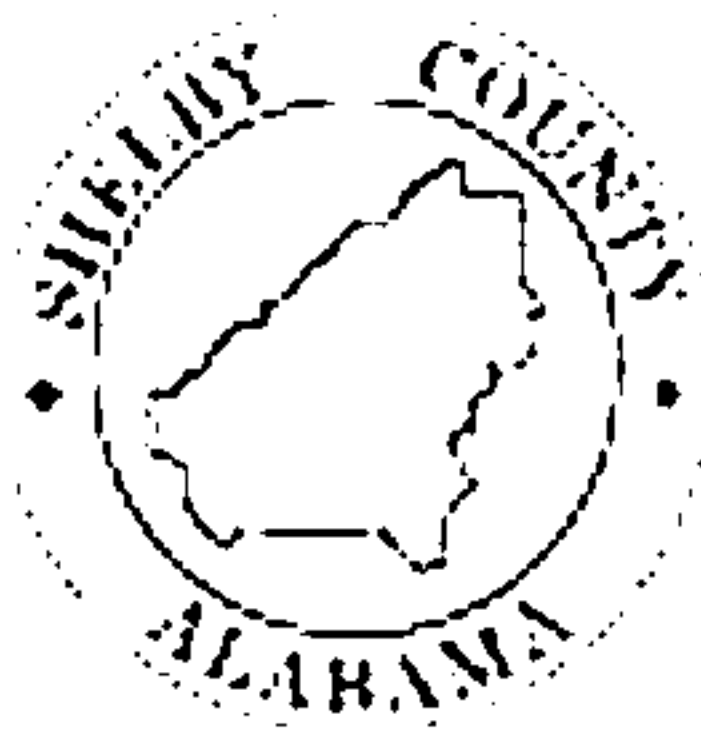
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 October 24, 2023 Print B. CHRISTOPHER BATTLES

Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/06/2023 08:00:59 AM  
\$41.00 BRITTANI  
20231106000324740

Allen S. Bayl