

This instrument was prepared by:  
Heath S. Holden, Attorney at Law, LLC  
PO Box 43281  
Birmingham, AL 35243  
File No. 2023-586

Send Tax Notice To: DEEDS 1/3  
PHILIP RAY OTWELL and MICHELLE  
MAHAN OTWELL  
5393 Pineywood Road  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$465,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **ELIZABETH M. HOLLAND, a single woman**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **PHILIP RAY OTWELL and MICHELLE MAHAN OTWELL** (herein referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 12-A of Agee's Resurvey of Lot 12 of a Resurvey of G.S. Cross Estates as recorded in Map Book 11, Page 16, in the Probate Office of Shelby County, Alabama.

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

\$441,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, 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 GRANTEES, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 13th day of November, 2023.

*Elizabeth M. Holland*  
**ELIZABETH M. HOLLAND**

**STATE OF ALABAMA            )**  
**COUNTY OF JEFFERSON    )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **ELIZABETH M. HOLLAND**, 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, he/she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of November, 2023.



*JLB*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

**Real Estate Sales Validation Form**

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

Grantor's Name ELIZABETH M. HOLLAND  
Mailing Address 2522 Hamilton Dr. SE  
Huntsville, AL 35803  
Property Address 5393 Pineywood Road  
Birmingham, AL 35242

Grantee's Name PHILIP RAY OTWELL and  
MICHELLE MAHAN OTWELL  
Mailing Address 5393 Pineywood Road  
Birmingham, AL 35242

Date of Sale November 20, 2023  
Total Purchase Price \$465,000.00  
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  
 Appraisal  
 Other: \_\_\_\_\_  
 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 11/13/2023 Print Tiffany Crews  
 Unattested AB Sign [Signature]



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
11/20/2023 12:30:16 PM  
\$51.50 BRITTANI  
20231120000339900

**Form RT-1**

*Allen S. Boyd*