

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, N. Jerald Wilson, a single person, being the surviving grantee of that certain deed recorded in 20060807000380240, the other grantee Marla C. Wilson, having departed this life on 10/13/2017 the undersigned Grantor, do grant, bargain, sell and convey my interest to N. Jerald Wilson, Trustee of the Jerald Wilson Trust dated 12/20/23 in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

LOT 50, ACCORDING TO THE SURVEY OF MILL SPRINGS ESTATES, 3<sup>RD</sup> SECTOR AS RECORDED IN MAP BOOK 26, PAGE 88 SHELBY COUNTY, ALABAMA PROBATE RECORDS.

Subject existing covenants and restrictions, easements, building lines and limitations of record.

REMAINS THE HOMESTEAD OF THE GRANTOR.

SOURCE OF TITLE:

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantee, their successors and assigns

in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

12/20/2023

N. Jerald Wilson  
N. JERALD WILSON

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

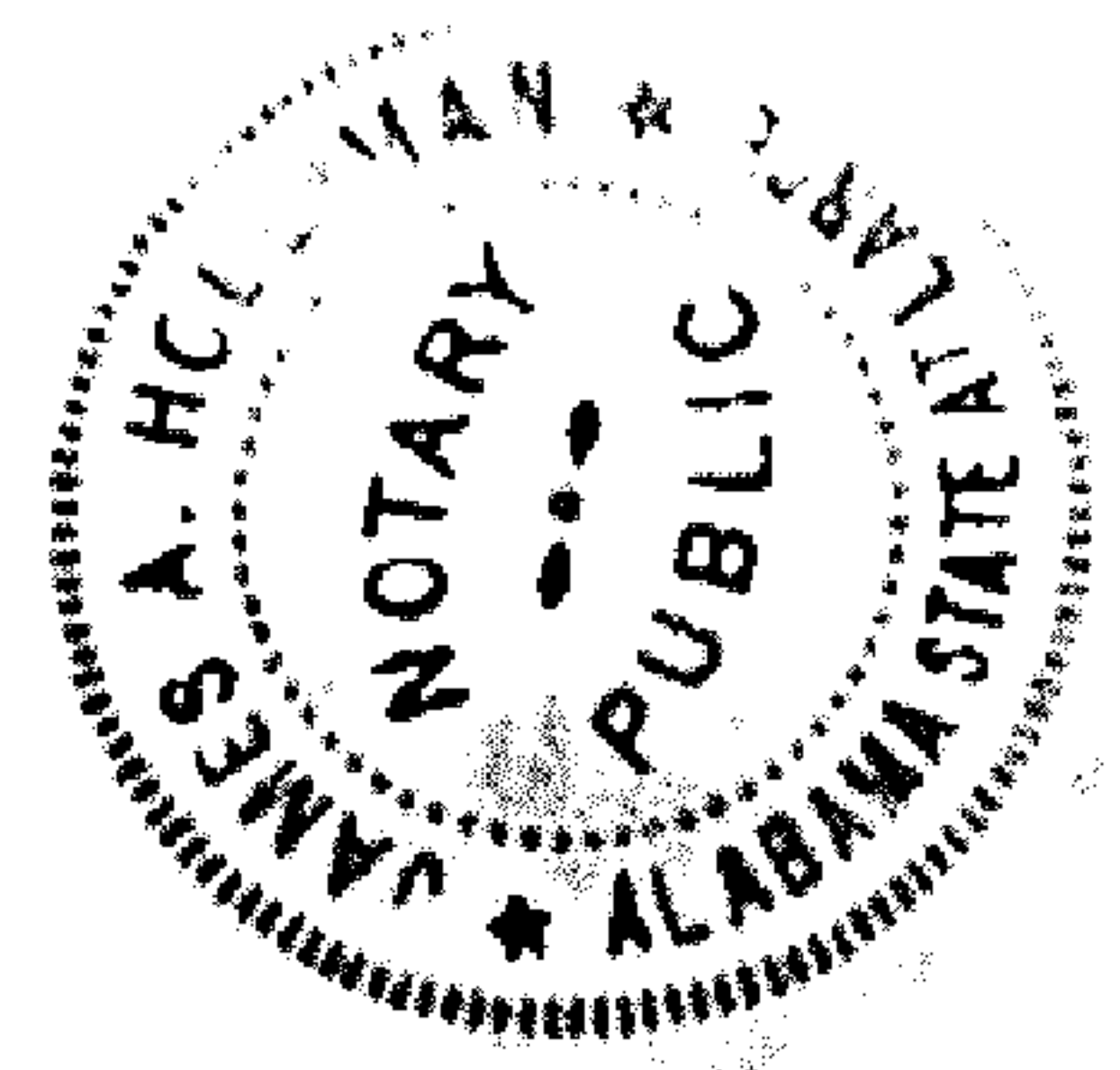
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that N. Jerald Wilson, a single person, signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12/20/2023  
James A. Holliman  
Notary Public

3/12/25

This Instrument was Prepared By:  
John Holliman, Esq.  
2491 Pelham Pkwy  
Pelham, Al 35124

Grantees Address to Send Tax Notice:  
JERALD WILSON  
805 MILL SPRINGS PLACE  
HOOVER, AL 35244



Real Estate Sales Validation Form

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

Grantor's Name N. Jerald Wilson  
Mailing Address 805 Mill Springs Place  
Hoover, AL 35244

Grantee's Name N. Jerald Wilson Trustee  
Mailing Address of The Jerald Wilson Trust  
805 Mill Springs Place  
Hoover, AL 35244

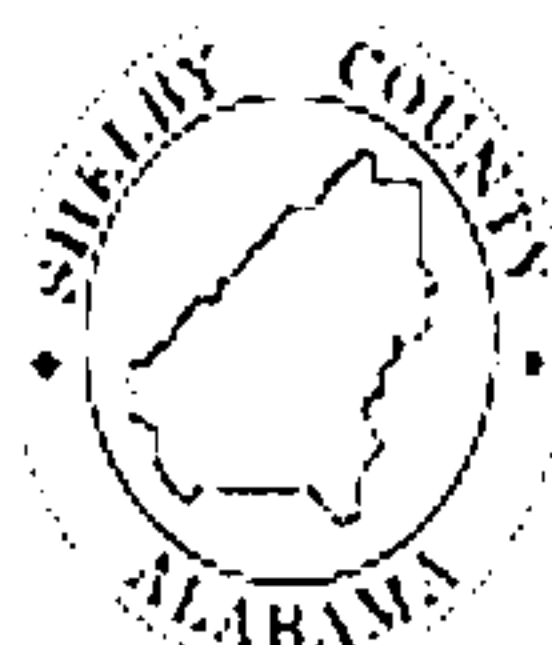
Property Address 805 Mill Springs Place  
Hoover, AL 35244

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 613,100.00

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/21/2023 08:06:00 AM  
\$641.50 JOANN  
20231221000366150



purchase price or actual value claimed or Assessor's Market Value to 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 \_\_\_\_\_

Print Shannon Brubaker

Unattested

(verified by)

Sign

Shannon Brubaker

(Grantor/Grantee/Owner/Agent) circle one