

This Instrument Prepared By:

John Holliman, Esq

2491 Pelham Pkwy

Pelham, AL 35124

20240109000007430

01/09/2024 12:04:25 PM

DEEDS 1/4

Grantees Address to Send Tax Notice:

6259 Victoria Drive

Pelham, AL 35124

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 Grantor, the receipt in full and sufficiency whereof is acknowledged, RACHEL LORI WILSON, a single lady, convey, grant, bargain and sell to the Grantee, namely,

“Rachel Lori Wilson, Trustee, or her successors in interest, of the Wilson Family Trust dated October 16, 2023, and any amendments thereto.”

in and to the following described real property, situated in SHELBY COUNTY,

ALABAMA, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN.

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

Source of Title: Instrument # 20190717000253880

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.

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 10/16/2023.



RACHEL LORI WILSON (SEAL)

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 **RACHEL LORI WILSON** 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 10/16/23.

Notary Public

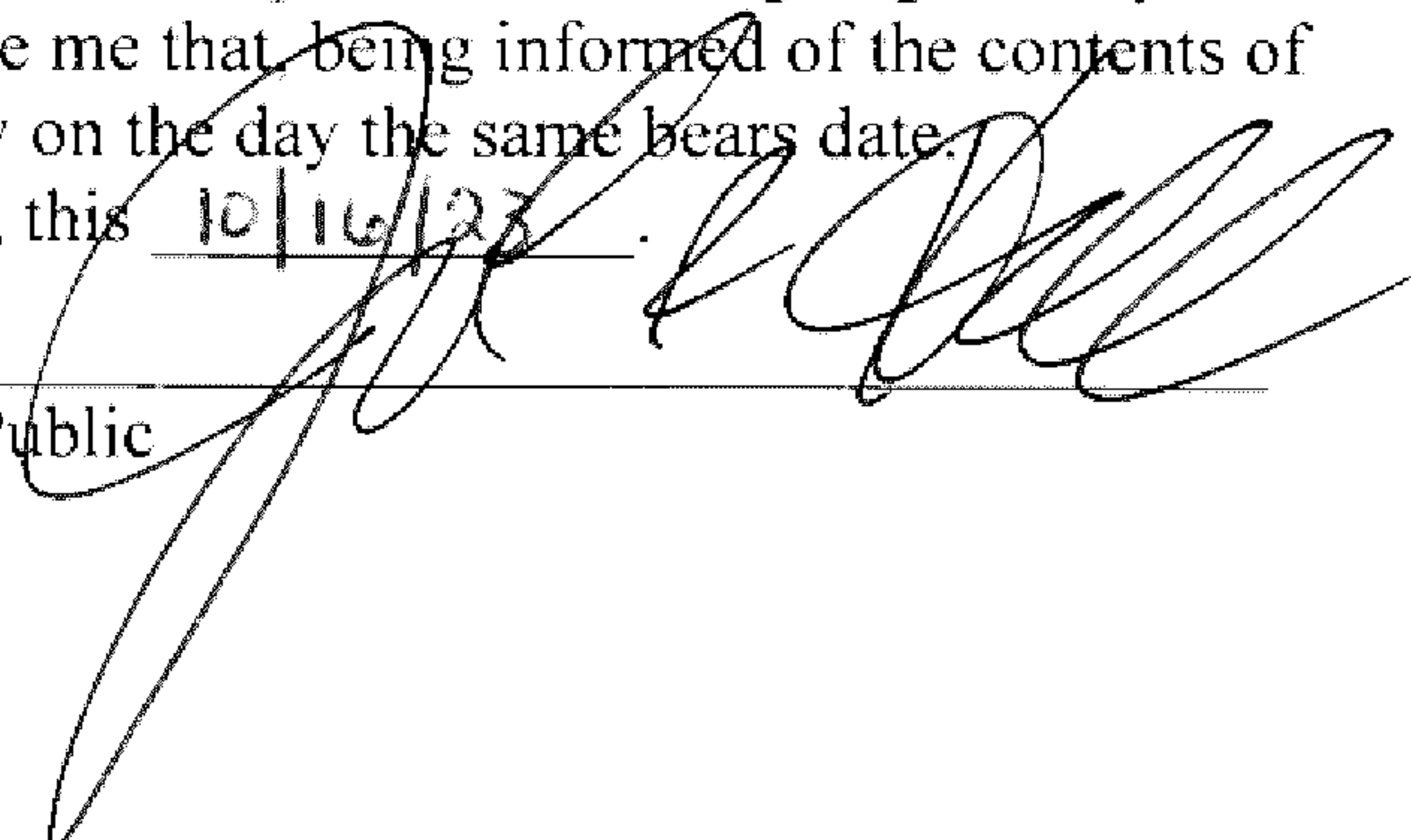


Exhibit A:

Lot 25, according to the Survey of Valley Station Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

Real Estate Sales Validation Form

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

Grantor's Name Rachel Lori Wilson
Mailing Address 6259 Victoria Drive
Pelham, AL 35124

Grantee's Name Rachel Lori Wilson Trustee of
Mailing Address The Wilson Family Trust

Property Address 6259 Victoria Drive
Pelham, AL 35124

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 265,700.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/09/2024 12:04:25 PM
\$297.00 JOANN
20240109000007430

The purchase price or actual value claimed is. Bill m 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

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