

WARRANTY DEED

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

Send tax notice to:
Elaine Webb Booth
208 Sunrise Court
Alabaster, AL 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **ELAINE WEBB BOOTH, an unmarried person, JERRY DON WEBB, an unmarried person and GLORIA ELMORE, a married person** (herein referred to as Grantors) grant, bargain, sell and convey unto **ELAINE WEBB BOOTH** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 99, according to the Survey of Stagecoach Trace, First Sector, as recorded in Map Book 25, Page 24 A, B & C, in the Probate Office of Shelby County, Alabama.

The Grantors herein are the sole surviving heirs at law of Wilma D. Cunningham, who died on June 17, 2022. Affidavit as to Heirs filed simultaneously herewith.

This property does not constitute the homestead of Gloria Elmore, one of the grantors herein, as defined in §6-10-3, Code of Alabama (1975).

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

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, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she 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, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 6th day of December, 2023.

Elaine Webb Booth

ELAINE WEBB BOOTH

STATE OF ALABAMA
COUNTY OF SHELBY

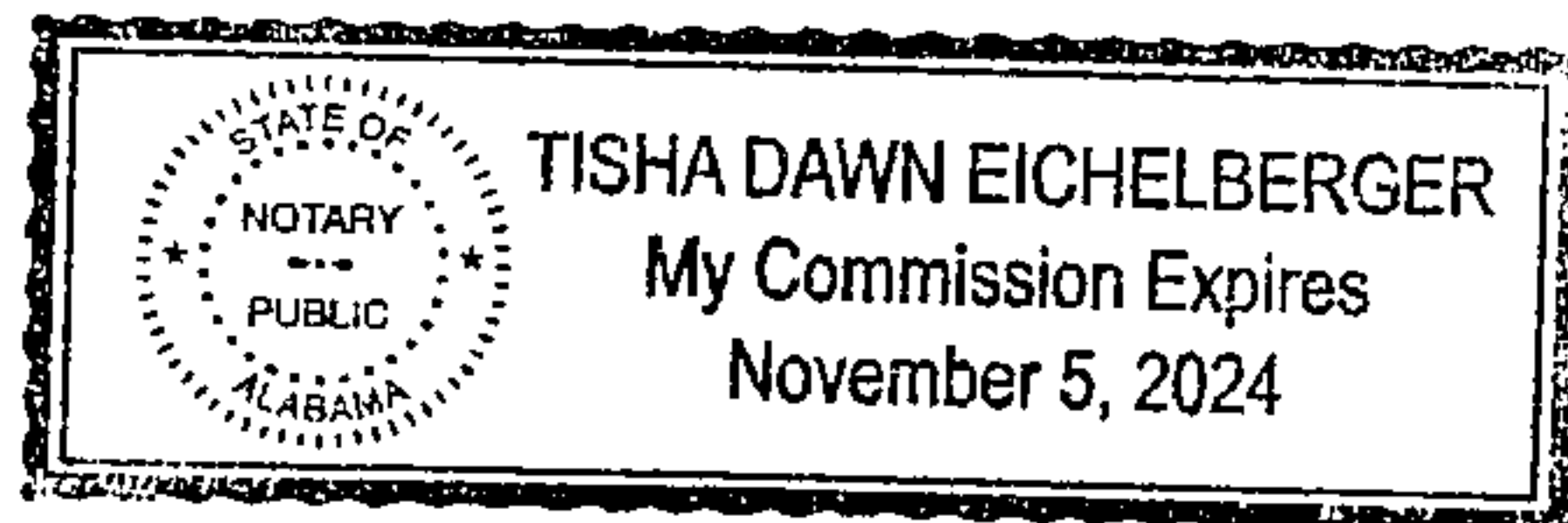
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Elaine Webb Booth** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, 2023.

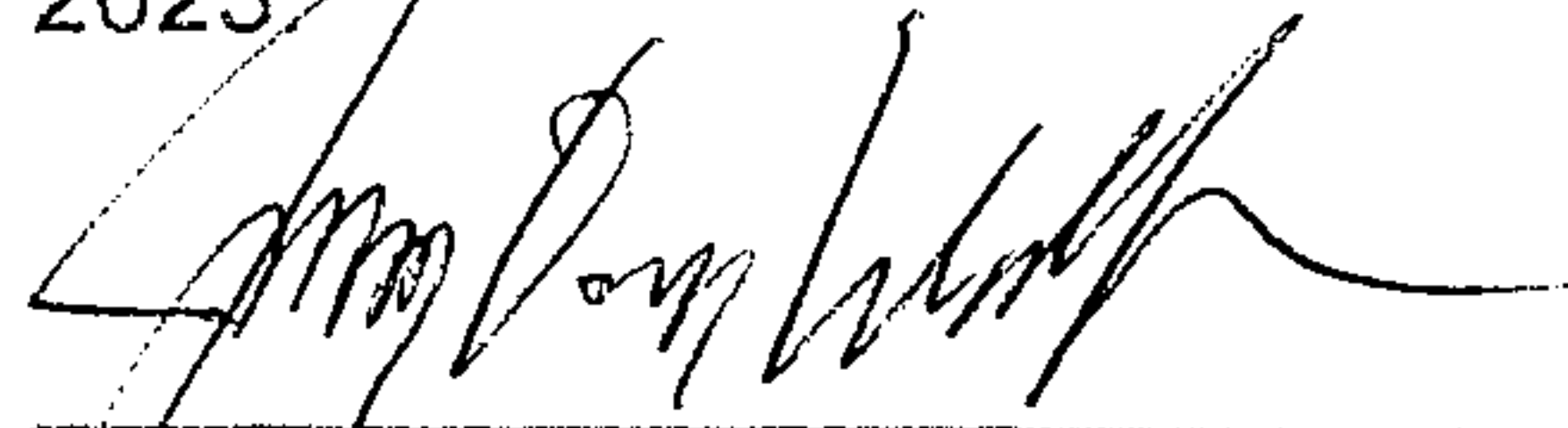
Tisha Dawn Eichelberger

Notary Public

My Commission Expires: 11-5-24



In Witness Whereof, I have hereunto set my hand and seal this _____ day of December, 2023.



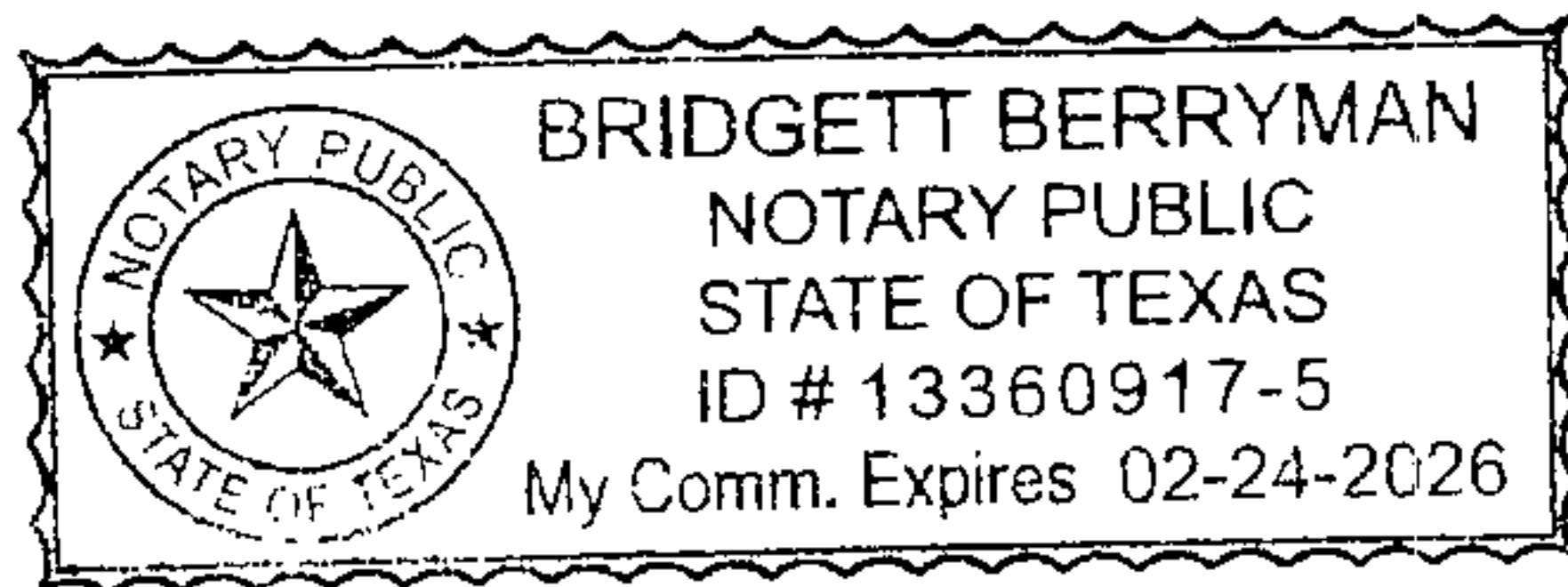
JERRY DON WEBB

STATE OF TEXAS

COUNTY OF Hood

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerry Don Webb** 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 5 day of December, 2023.



Bridgett Berryman
Notary Public
My Commission Expires: 02-24-2026

In Witness Whereof, I have hereunto set my hand and seal this 5th day of December, 2023.

Gloria Elmore
GLORIA ELMORE

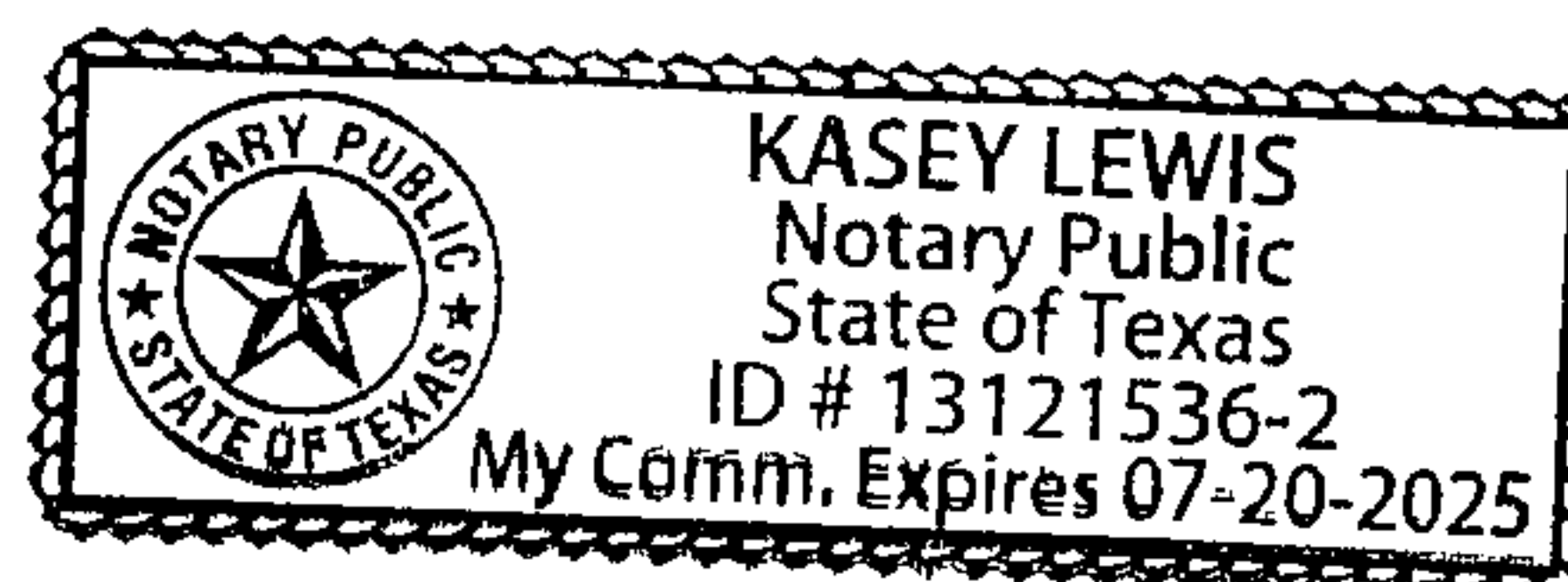
STATE OF TEXAS

COUNTY OF Bowie

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gloria Elmore** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of December, 2023.

Kasey Lewis
Notary Public
My Commission Expires: 07-20-2025



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Elaine Webb Booth</u>	Grantee's Name	<u>Elaine Webb Booth</u>
	<u>Jerry Don Webb</u>	Mailing Address	<u>208 Sunrise Court</u>
	<u>Gloria Elmore</u>		<u>Alabaster, AL 35007</u>
Mailing Address	<u>208 Sunrise Court</u>		
	<u>Alabaster, AL 35007</u>		
Property Address	<u>208 Sunrise Court</u>	Date of Sale	<u>1/6/2024</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price \$	<u> </u>
		Or	
		Actual Value \$	<u> </u>
		Or	
		Assessor's Market Value \$	<u>249,840.00</u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal	
<u> </u> Sales Contract	<u> X </u> Other	Tax Assessed Value Under
<u> </u> Closing Statement		<u>Parcel 23-7-25-3-002-032.000</u>

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 1/6/2024

Print B. CHRISTOPHER BATTLES

 Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/22/2024 10:24:41 AM
\$284.00 PAYGE
20240122000015760

Form RT-1

Alvin S. Bayl