



20240124000019080 1/3 \$219.00
Shelby Cnty Judge of Probate, AL
01/24/2024 02:54:42 PM FILED/CERT

This instrument was prepared without
benefit of title evidence or survey by:

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

Send tax notices to:
104 Pinedale Circle
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) and other good and valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned **James Welton Butler, III and wife Jennifer Butler,** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto **James Welton Butler, IV, Joshua Holden Butler, and Amanda Christine Butler Anderson** (herein referred to as GRANTEE, whether one or more) all of our right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Lot 18, First addition to Triple Springs Subdivision, 2nd Sector, as recorded in Map Book 6, Page 155 in Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

THE GRANTORS HEREIN DO SPECIFICALLY RETAIN A LIFE ESTATE IN AND TO THE ABOVE-DESCRIBED REAL ESTATE, FOR AND DURING THEIR LIVES.

TO HAVE AND TO HOLD to the said GRANTEE, their heirs and assigns forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators

Shelby County, AL 01/24/2024
State of Alabama
Deed Tax: \$188.00



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shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
the 24 day of January, 2024.


James Welton Butler, III

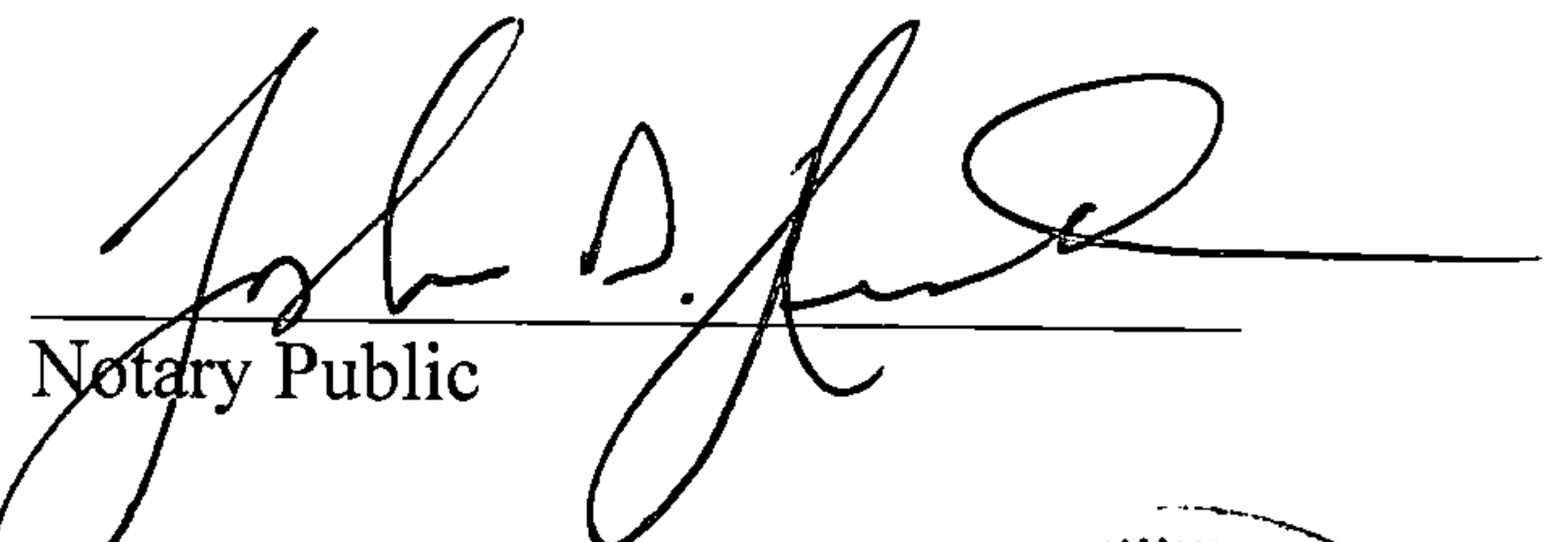

Jennifer Butler

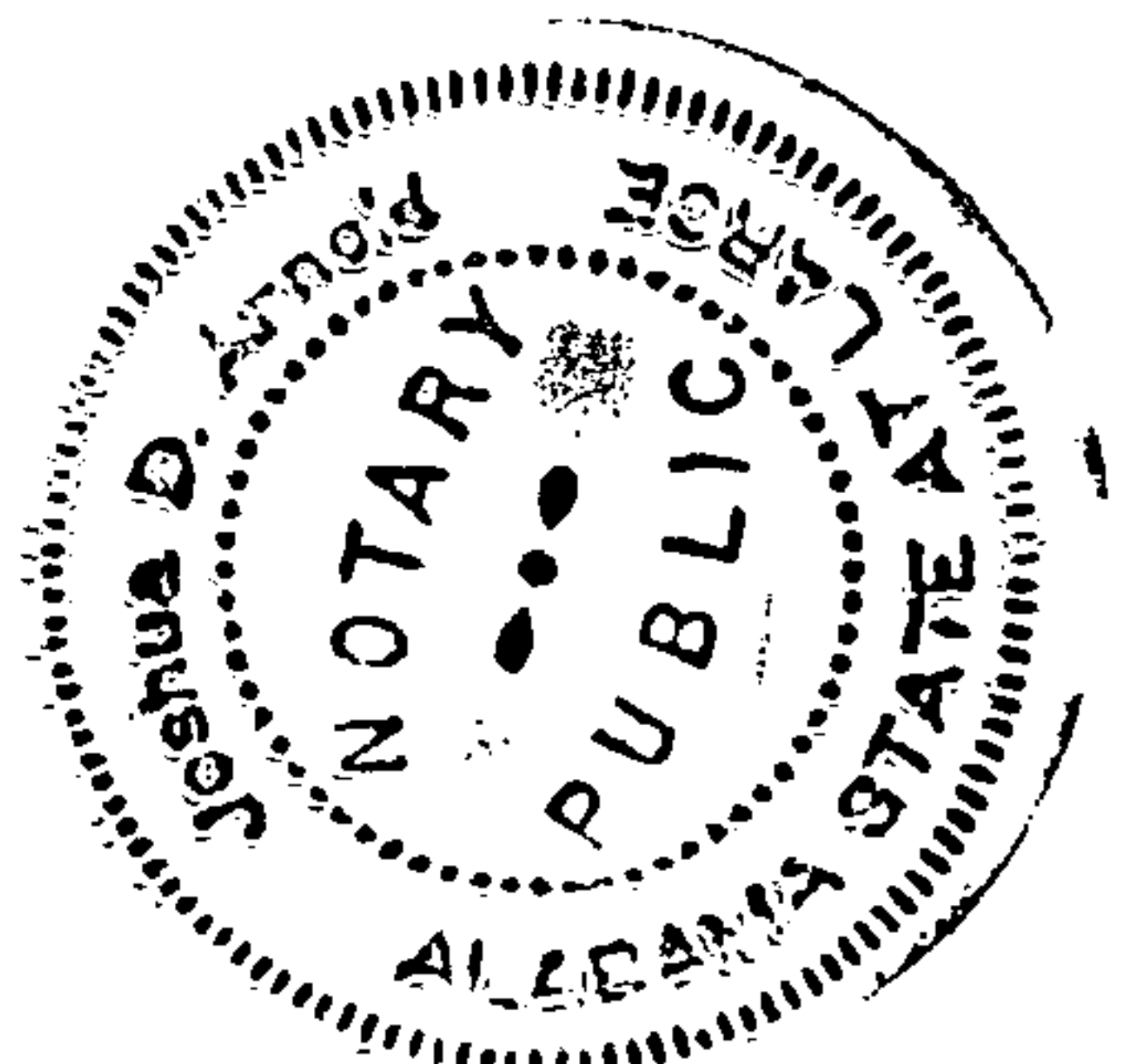
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
James Welton Butler, III and Jennifer Butler, 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, they executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this the 24 day of JANUARY,
2024.


Notary Public



Real Estate Sales Validation Form

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

Grantor's Name James Welton Butler, III and
Jennifer Butler

Grantee's Name James Welton Butler, III, et.al.

Mailing Address 104 Pinedale Circle

Mailing Address 104 Pinedale Circle

Columbiana, AL 35051

Columbiana, AL 35051

Property Address 104 Pinedale Circle

Date of Sale _____

Total Purchase Price \$ _____

Columbiana, AL 35051

or
Actual Value \$ _____

or
Assessor's Market Value \$ 188,000

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 _____

Appraisal _____

Sales Contract _____

X 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 1-24-2024

Print James Welton Butler, III

Unattested

Joshua P. [Signature]
(verified by)

Sign

James Welton Butler, III
(Granter/Grantee/Owner/Agent) circle one

Form RT-1

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