

**THIS INSTRUMENT WAS PREPARED BY:**

Richard C. Shuleva, Attorney  
2 Riverchase Office Plaza - #105  
Hoover, Alabama 35244

**SEND TAX NOTICE TO:**

Susan E. Maddox  
4604 Round Forest Circle  
Montevallo, AL 35115

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**



20240221000045440 1/3 \$302.00  
Shelby Cnty Judge of Probate, AL  
02/21/2024 02:57:23 PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00)** and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Barbara J. Waldrop, a widow** (herein referred to collectively as grantor), grant, bargain, sell and convey unto my daughters, **Vicki Diane Sims and Susan E. Maddox** (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

**See legal description attached hereto and labeled Exhibit "A".**

The sole purpose of this instrument is to convey the remaining interest in the above said property formerly held jointly by Barbara J. Waldrop and Emmett V. Waldrop, her deceased husband, who died on or about February 13, 2020.

The legal description set out herein was furnished to preparer by the Grantor herein without the benefit of survey or title search.

The conveyed property is not the homestead of the Grantor.

Subject to ad valorem taxes due and payable October 1, 2022.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors, the administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances:

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13<sup>th</sup> day of Sept., 2022.

Barbara J. Waldrop  
BARBARA J. WALDROP

STATE OF ALABAMA )  
COUNTY OF SHELBY )

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

Given under my hand and official seal this 13<sup>th</sup> day of SEPT., 2022.

3-31-25  
My Commission Expires

[Signature]  
Notary Public

Shelby County, AL 02/21/2024  
State of Alabama  
Deed Tax: \$274.00



20240221000045440 2/3 \$302.00  
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## EXHIBIT "A"

A part of the NW1/4 of NW1/4 of Section 2, Township 21 South, Range 3 West, described as follows: Commence at the SE corner of NW1/4 of NW1/4 of said Section 2 and run Northerly along East line a distance of 629.2 feet; thence run West parallel with South line of said forty 770 feet to point of beginning of lot herein described; thence continue West and parallel with south line of said forty acres a distance of 80 feet; thence run South and parallel with East line of said forty 100 feet; thence run East and parallel with South line of said forty 80 feet; thence run in a Notherly direction to point of beginning. Situated in Shelby County, Alabama.

The legal description setout herein was furnished to preparer by the grantor herein withot the benefit of survey or title search.

And:

Lots No. 12 and No. 13, Block No. 9, Alabaster Gardens Sub-division, Located in S1/2 of SW1/4 of Section 35, TP 20 South, Range 3 West. Situated in Shelby County, Alabama.



# Real Estate Sales Validation Form

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

Grantor's Name BARBARA J. WANDROP  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name SUSAN E. MADDOX  
LICKI DIANE SIMS  
Mailing Address 4004 ROUND FOREST CIR.  
MONTVALLO, AL 35115

Property Address ① 322 10<sup>th</sup> ST. NW  
② 300 10<sup>th</sup> ST. NW  
ALABASTER, AL 35007


Date of Sale 9-13-22  
Total Purchase Price \$ —  
or  
Actual Value \$ —  
or  
Assessor's Market Value ① \$174,030  
② 49,000

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other TAX ASSESSOR'S VALUE

If the conveyance document presented for recordation contains all of the required above, the filing of this form is not required.

  
20240221000045440 3/3 \$302.00  
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## 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).

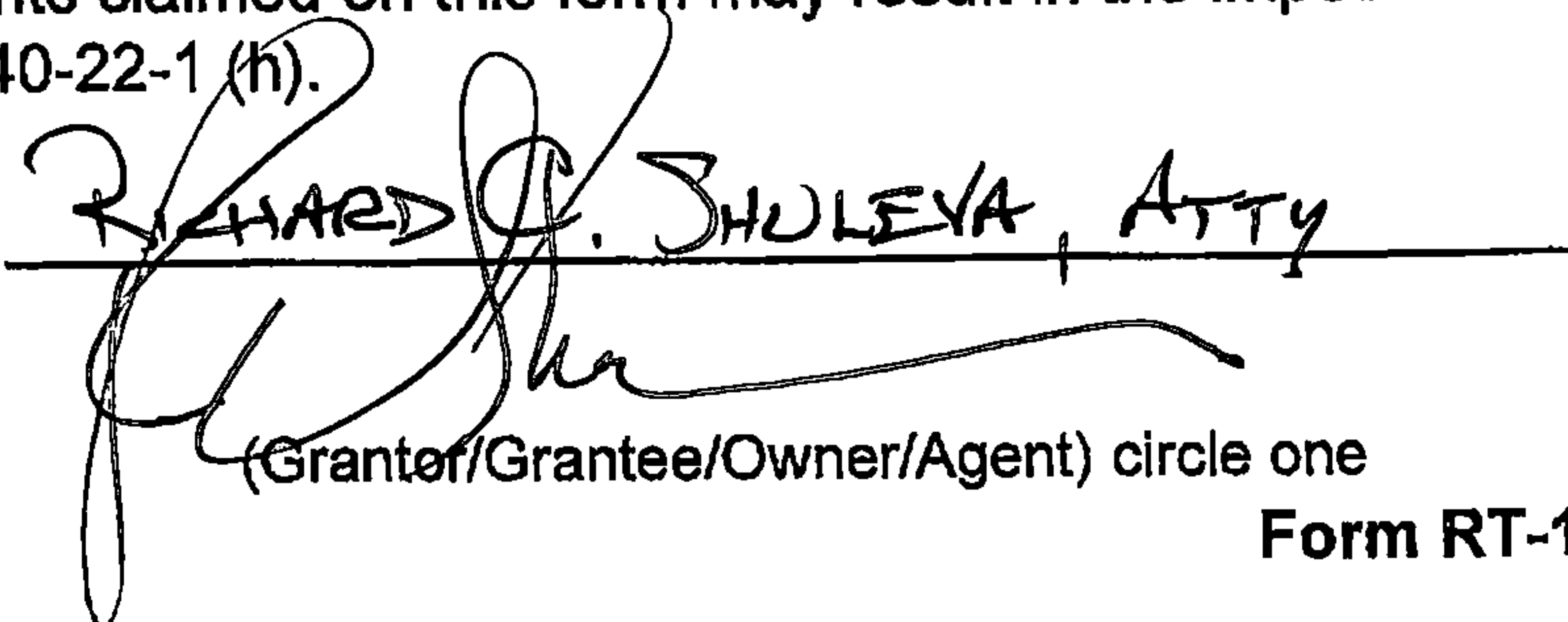
Date 2-15-24

Unattested

(verified by)

Print

Sign

RICHARD J. SHULEVA, ATTY  
  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1