



20240228000052210 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
02/28/2024 12:56:43 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

**Collin R. Walker, Esq.
The Majors Law Firm
3684 Cahaba Beach Rd
Birmingham, AL 35242**

**Send Tax Notice to:
Jewel Anderson
5405 Crossings Lake Circle
Birmingham, AL 35242**

GENERAL WARRANTY DEED

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of other good and valuable consideration and the sum of **Ten-and-00/100-Dollars (\$10.00)**, in hand paid to the undersigned Troy D. Anderson, a single man, located at 12837 Gamble Rd. Monticello, FL 32344, and Denise Anderson Beauchamp, a married woman, located at 1745 Ridge Oak Place Alpharetta, GA 30022 (GRANTORS), by Jewel Anderson (GRANTEE) the receipt of which is hereby acknowledged, the said GRANTORS do by these present, grant, bargain, sell, and convey unto GRANTEE the following described real estate, located and situated in the County of Shelby, and State of Alabama, to-wit:

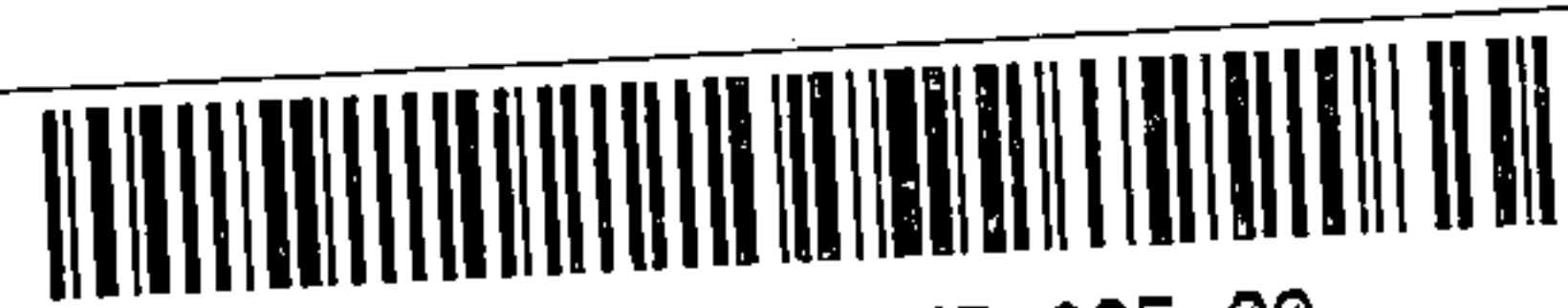
Legal Description: Lot 407, according to the Survey of Caldwell Crossings Fourth Sector, Phase One, as recorded in Map Book 36 Page 28, in the Probate Office of Shelby County, Alabama.

Parcel ID Number: 10 2 10 0 007 007.000

The property being conveyed through this instrument is the homestead of the Grantee, and is not the homestead of either Grantor.

This deed is prepared without the benefit of title insurance or title examination at the request of the Grantee herein. No certification is made as to title.

Grantee Jewel Anderson is the same person as Grantor of that Warranty Deed signed on August 18, 2024, and recorded as Instrument Number 20140818000258060 in the Office of the Judge of Probate of Shelby County, Alabama, and in which Jewel Anderson reserved a Life Estate in the subject property. Grantors Troy D. Anderson and Denise Anderson Beauchamp are the same persons as those Grantees named in the above-referenced August 18, 2024 Warranty Deed. The purpose of this Warranty Deed is to return the entire fee simple interest in the subject property, including the extinguishment, release and/or merger of title of any reserved Life Estate, to Jewel Anderson, such that Jewel Anderson is the sole fee simple owner of the subject property, not subject to any separate Life Estate interest.



20240228000052210 2/5 \$35.00
Shelby Cnty Judge of Probate, AL
02/28/2024 12:56:43 PM FILED/CERT

The property is conveyed subject to the following:

1. Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
2. All documents and/or instruments of record.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD Unto the said GRANTEE, their heirs and assigns, forever; and said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS has a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

(Grantors' Signatures and Notary Acknowledgements on Following Two (2) Pages).

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 22 day of February, 2024.

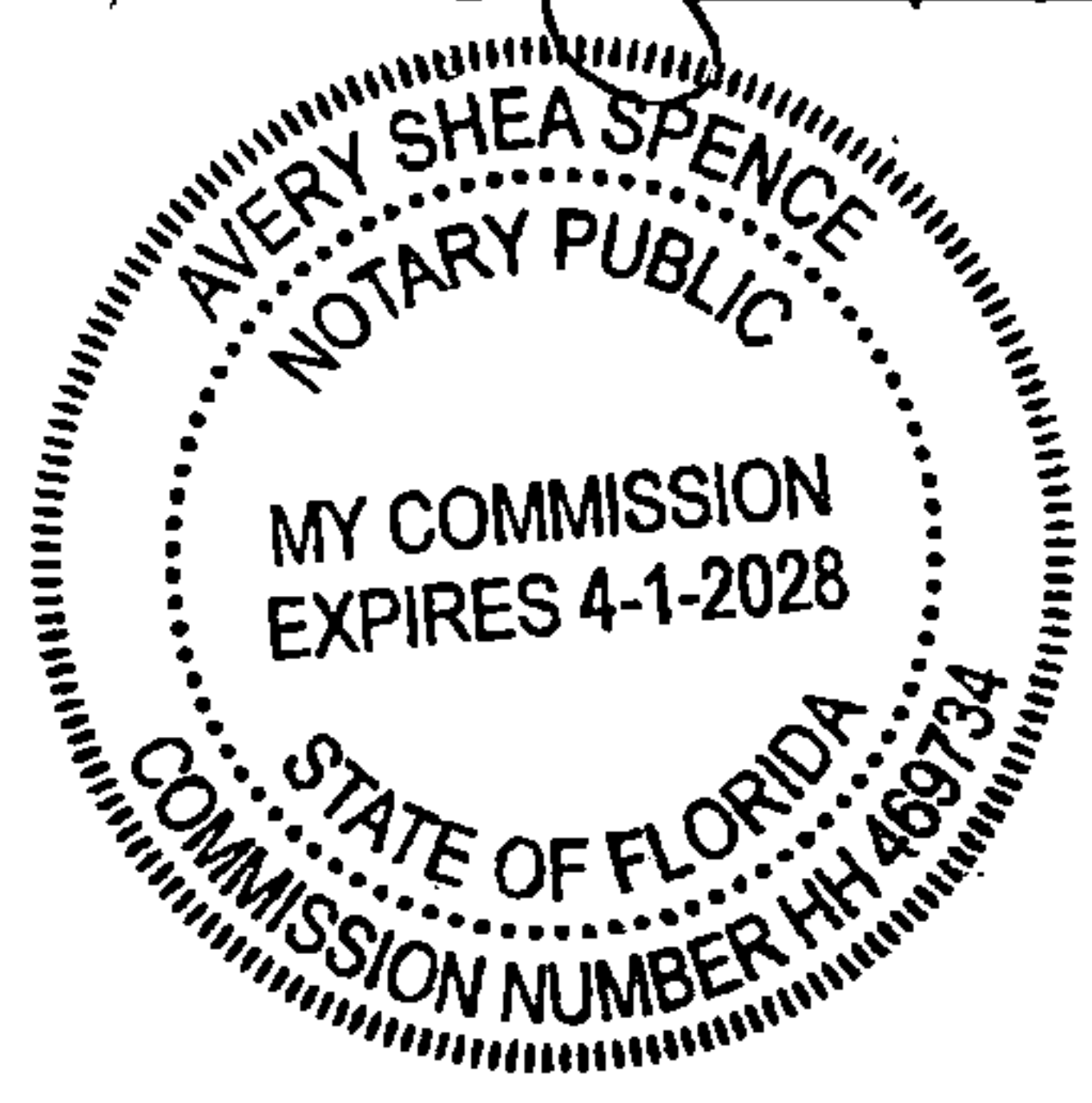
Troy D. Anderson (Signature)
BY: Troy D. Anderson (GRANTOR)

STATE OF Florida)
COUNTY OF Leon)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Troy D. Anderson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, executed the same voluntarily on the day the same bears date.

(Seal) Given under my hand this 22, day of February 2024.

[Signature]
NOTARY PUBLIC
My commission expires: 4/1/28




20240228000052210 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
02/28/2024 12:56:43 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 14th day of February, 2024.

Denise Anderson Beauchamp (Signature)
BY: Denise Anderson Beauchamp (GRANTOR)

STATE OF GEORGIA)
COUNTY OF FULTON)



20240228000052210 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
02/28/2024 12:56:43 PM FILED/CERT

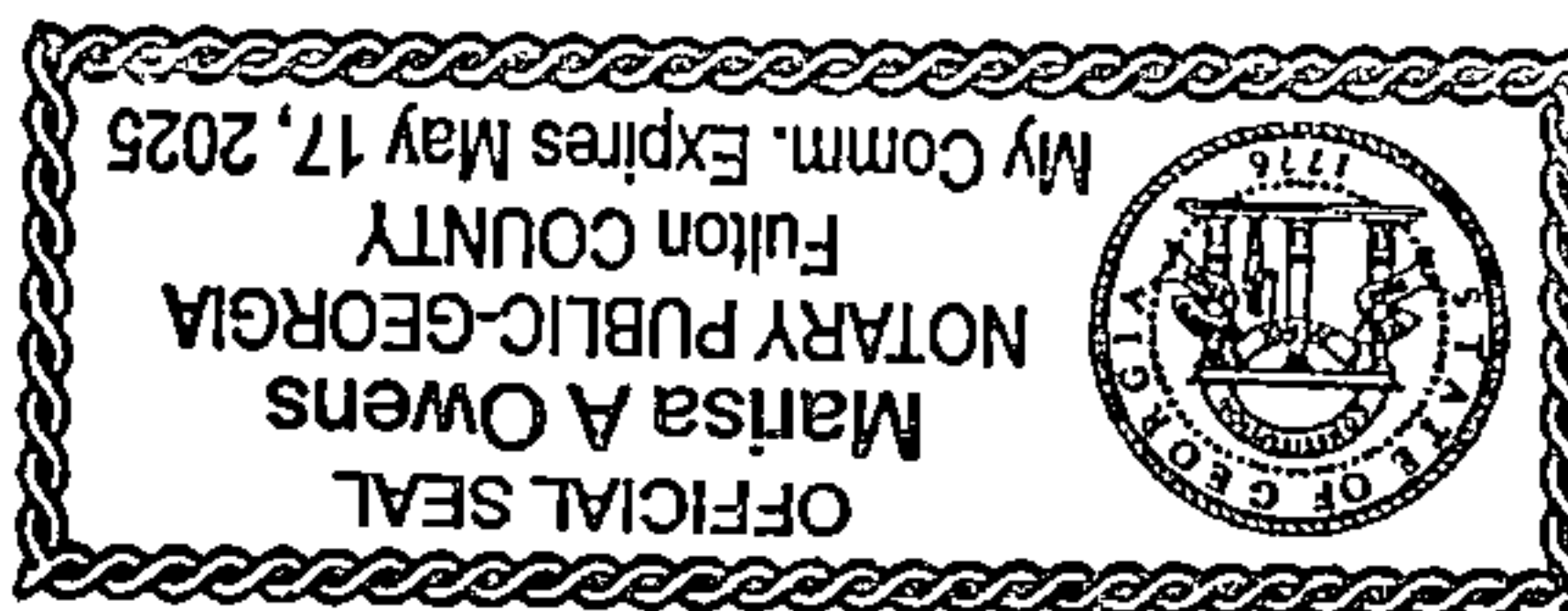
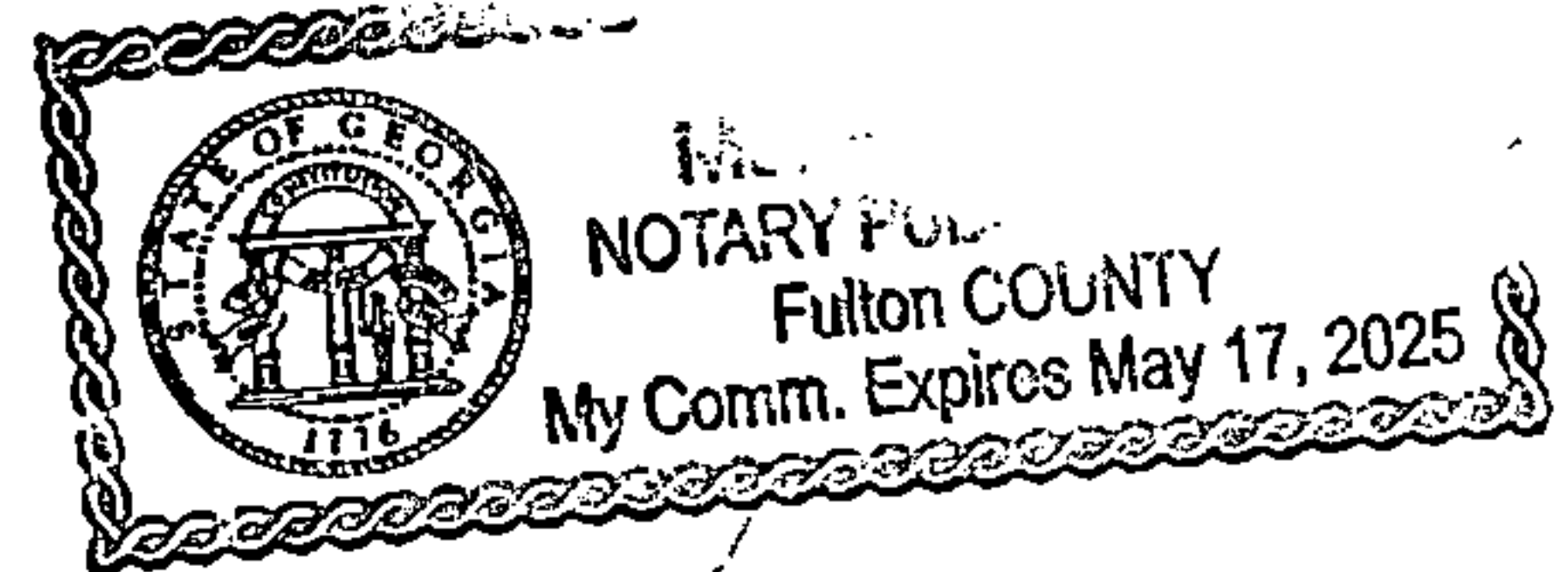
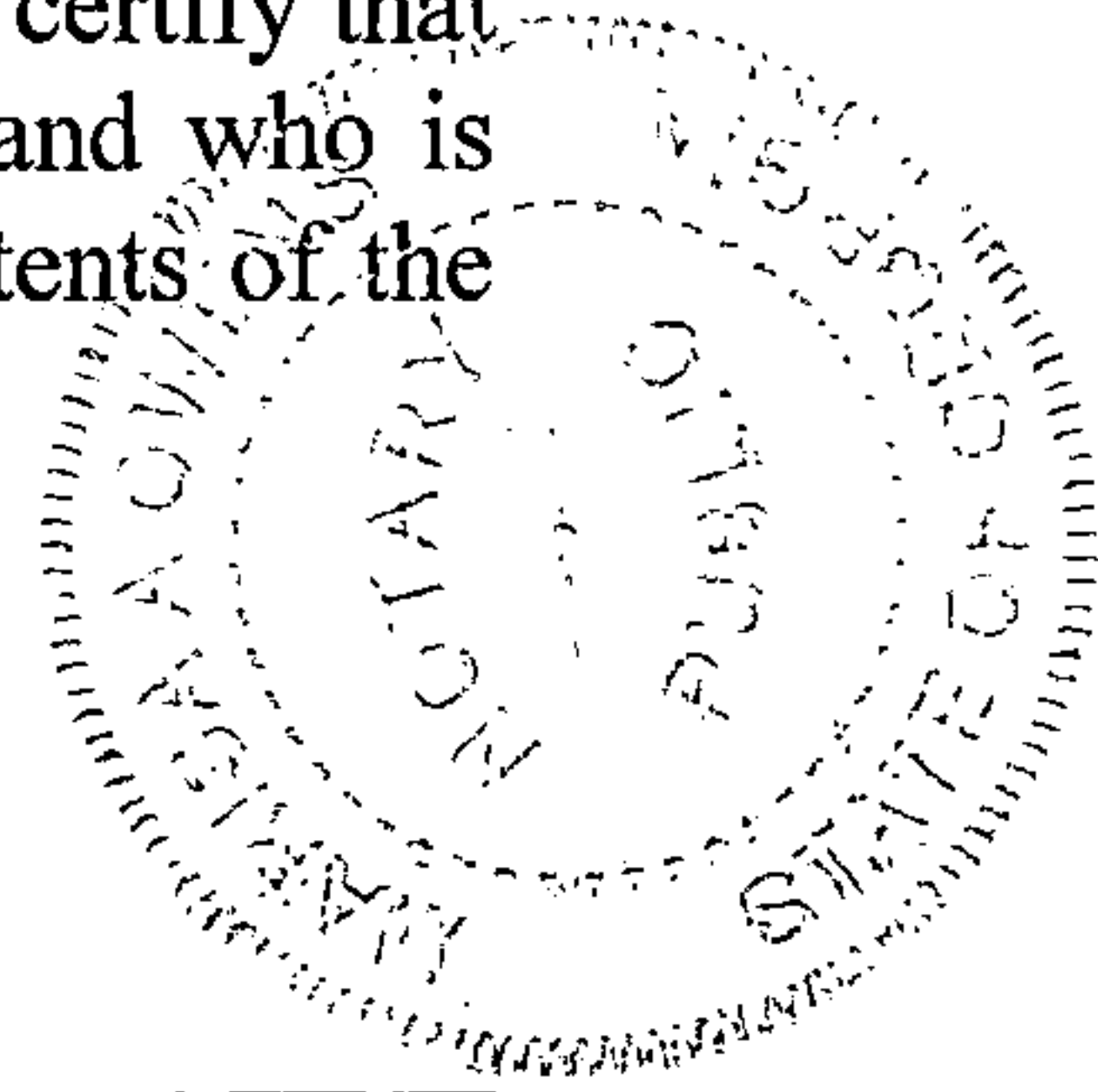
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Denise Anderson Beauchamp, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, executed the same voluntarily on the day the same bears date.

(Seal) Given under my hand this 14th, day of February 2024.

Maisa A. Owens

NOTARY PUBLIC

My commission expires: May 17, 2025



Purpose of Deed is "to Clear Title"

TBM

Real Estate Sales Validation Form

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

Grantor's Name Denise Beauchamp/Troy Anderson
Mailing Address
5621 Gulf Drive
Panama City Beach, FL 32408

Grantee's Name Jewel Anderson
Mailing Address 5405 Crossings Lake Circle
Birmingham, AL 35242

Property Address Same as grantee

Date of Sale 22 February 2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 423,800



20240228000052210 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
02/28/2024 12:56:43 PM FILED/CERT

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 deed

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 27 February 2024

Print Tommy B. Majors IV, Attorney for Owner

☒ Unattested

(verified by)

Sign

Tommy B. Majors IV
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1