

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Janet S. Fisher Living Trust
2801 Bridlewood Terrace
Helena, AL 35080

GENERAL WARRANTY DEED

20240403000091070
04/03/2024 08:07:56 AM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Ninety-Two Thousand And No/100 Dollars (\$292,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Estate of Dona Carrell Duncan, deceased (Shelby County, Alabama Probate Case No. PR-2023-000957) and James Thomas Duncan, Jr, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Janet S. Fisher, Trustee of Janet S. Fisher Living Trust dated February 11, 2004 (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 1, according to the survey of Bridlewood Parc, Sector One, as recorded in Map Book 17, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators 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, the undersigned have hereunto set our hands and seals on this 2nd day of April, 20 24.

Estate of Dona Carrell Duncan, deceased (Shelby County, Alabama Probate Case No. PR-2023-000957)

BY: James Thomas Duncan, Jr
James Thomas Duncan, Jr
Personal Representative

James Thomas Duncan, Jr
James Thomas Duncan, Jr

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Thomas Duncan, Jr whose name as Personal Representative for The Estate of Estate of Dona Carrell Duncan, deceased (Shelby County, Alabama Probate Case No. PR-2023-000957) 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 he/she executed the same voluntarily and in his/her capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 2nd day of April, 20 24.

Notary Public
My commission expires:

My Commission Expires
July 24, 2027

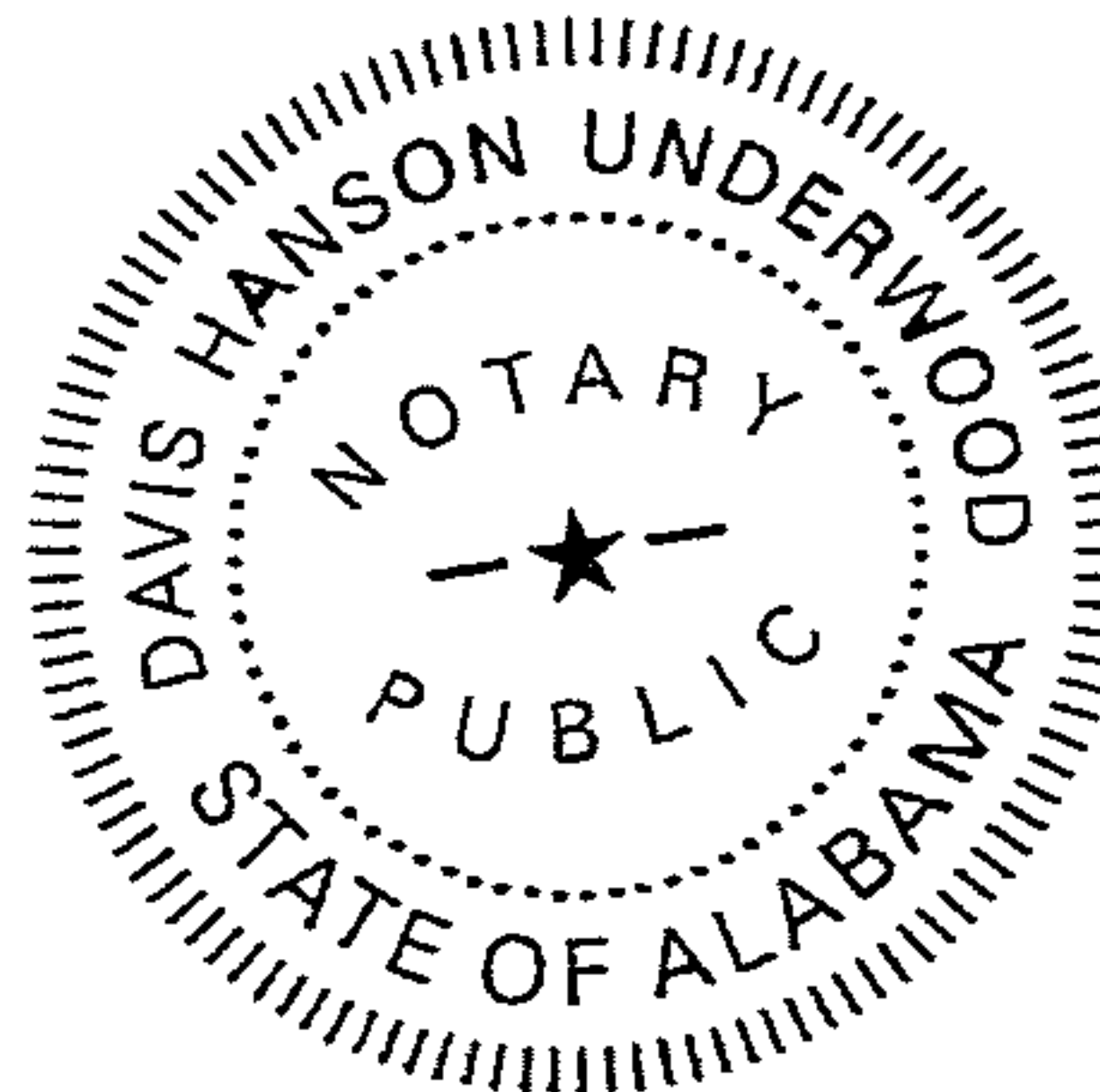
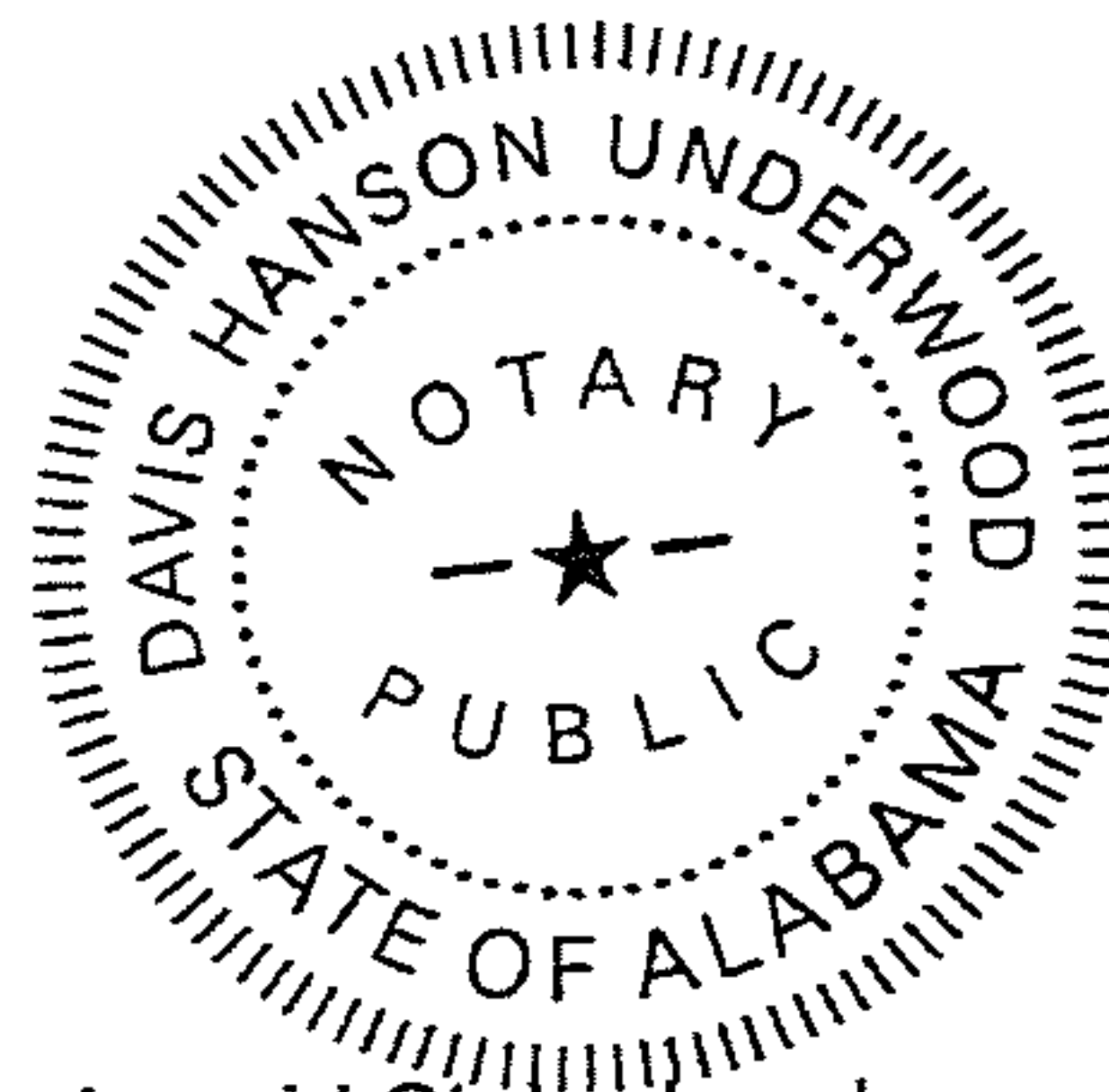
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Thomas Duncan, Jr. whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 2nd day of April, 20 24.

Notary Public
My commission expires:

My Commission Expires
July 24, 2027



Real Estate Sales Validation Form

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

Grantor's Name	Estate of Dona Carrell Duncan, deceased	Grantee's Name	Janet S. Fisher Living Trust
Mailing Address	1840 Sunnybrook Lane Helena, AL 35080	Mailing Address	2801 Bridlewood Terrace Helena, AL 35080
Property Address	2801 Bridlewood Terrace Helena, AL 35080	Date of Sale	April 2, 2024
		Total Purchase Price	\$292,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

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	☐ 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

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.

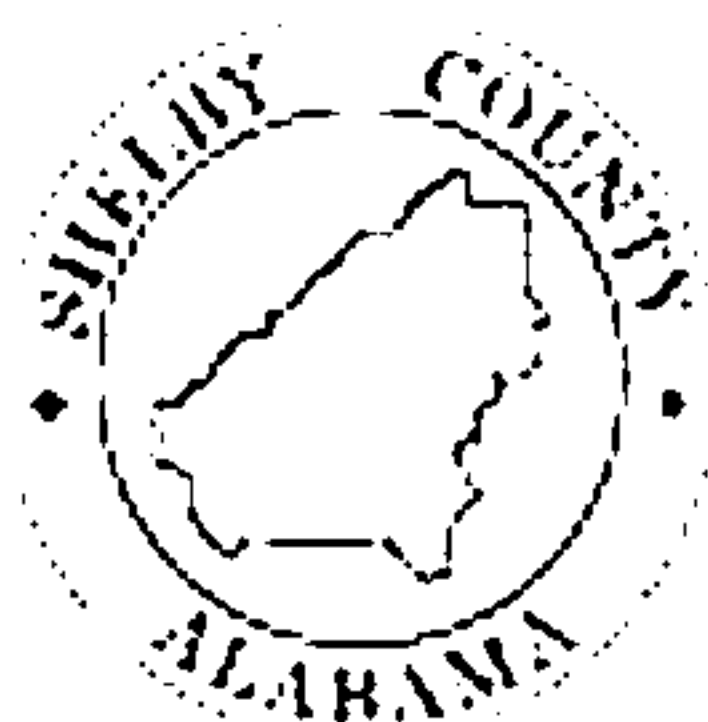
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: April 2, 2024

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2024 08:07:56 AM
\$321.00 JOANN
20240403000091070