

Send Tax Notice to:
Ms. Sandra Gail Walker
112 Highway 260
Maylene, Alabama 35114

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE,
ARNOLD & GRAHAM
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00), and good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **SANDRA GAIL WALKER**, an unmarried woman, and **BETH SUZANNE HUTCHISON**, a married woman (herein referred to as Grantors), do grant, bargain, sell and convey unto **SANDRA GAIL WALKER** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1 and 2 in Block 3 according to Map made by Alton Young, Surveyor, of the T. H. Brantley land in NW 1/4 of NE 1/4 of Section 17, Township 21 South, Range 3 West, as recorded in Map Book 3 on page 125 in Probate Office of Shelby County, Alabama, EXCEPTING Highway right of way.

W. C. Brantley, a/k/a William Clark Brantley, the father of the Grantors, died on or about June 5, 1997, while married to the Grantors' mother, Billie S. Brantley, a/k/a, Billie Sue Smith Brantley, who died an unmarried woman on or about January 12, 2024. The Grantors are the only living children of the above said W. C. Brantley, a/k/a William Clark Brantley, and/or Billie S. Brantley, a/k/a Billie Sue Smith Brantley. The only other child of W. C. Brantley, a/k/a William Clark Brantley, and/or Billie S. Brantley, a/k/a Billie Sue Smith Brantley, was William Clark Brantley, Jr., who died on or about October 2017, and was never married, and did not have any children.

The above described property does not constitute any part of the homestead of the Grantor Beth Suzanne Hutchison or her spouse.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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.



20240424000119610 2/3 \$89.00
Shelby Cnty Judge of Probate, AL
04/24/2024 02:55:30 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24th
day of April, 2024.

Sandra Gail Walker (SEAL)
Sandra Gail Walker

Beth Suzanne Hutchison (SEAL)
Beth Suzanne Hutchison

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Sandra Gail Walker, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, 2024.

Kim M. Foster (SEAL)
Notary Public
My Commission Expires: 1-4-2027

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Beth Suzanne Hutchison, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, 2024.

Kim M. Foster (SEAL)
Notary Public
My Commission Expires: 1-4-2027

Real Estate Sales Validation Form

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

Grantor's Name Sandra Gail Walker
Mailing Address Beth Suzanne Hutchison
112 Highway 260
Maylene, Alabama 35114

Grantee's Name Sandra Gail Walker
Mailing Address 112 Highway 260
Maylene, Alabama 35114

Property Address 112 Highway 260
Maylene, Alabama 35114

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 121,280.00 x 1/2 = \$60,640.00

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 Property Tax Commissioner

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 a

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 4-24-24

Print Sandra Gail Walker

☐ Unattested

Kir M. Foster
(verified by)

Sign

Sandra Gail Walker
(Grantor/Grantee/Owner/Agent) circle one

20240424000119610 3/3 \$89.00
Shelby Cnty Judge of Probate, AL
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