

**SEND TAX NOTICE TO:**  
Angela Lee and Katrina Smith  
33 Dunwar Drive  
Calera, AL 35040

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## **WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, and other good and valuable consideration, in hand paid to the undersigned, **Angela Lee, a married woman, Katrina Smith, a married woman, Casey Lawrence, a(n) unmarried man, Benjamin Lawrence, a(n) Married man, and Geena Parham, a married woman, Heirs at Law of Glenda H. Lawrence, deceased** (hereinafter "Grantor", whether one or more), by **Angela Lee and Katrina Smith** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Angela Lee and Katrina Smith, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 33 Dunwar Drive, Calera, AL 35040** to-wit:

**Lot 10, Block 1, according to the map of Dunwar Estates Subdivision, as recorded in Map Book 3, Page 154, in the Office of the Judge of Probate of Shelby County, Alabama.**

**The above named and undersigned Grantors constitute all heirs at law of Glenda H. Lawrence, as further established by those certain heirship affidavits recorded simultaneously herewith.**

**The subject property conveyed herein does not constitute the homestead of the above named and undersigned Grantors, nor the homestead of their respective spouses, if any.**

**Glenda H. Lawrence, deceased, having died on or about September 28, 2023, was the surviving grantee of that certain deed recorded in Book 215 Page 311 in the Probate Office of Shelby County, Alabama; the other grantee, William J. Lawrence, having died on or about July 9, 2020. Glenda H. Lawrence and William J. Lawrence were a married couple at the time of death of William J. Lawrence, and there were no decrees of divorce or annulment issued during their marriage.**

**Geena Parham is one and the same person as Geena Lawrence Parham and Geena Renee Parham.**

**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. Mining and mineral rights excepted.**

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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**, Grantor has set their signature and seal on this 27<sup>th</sup> day of June, 2024.

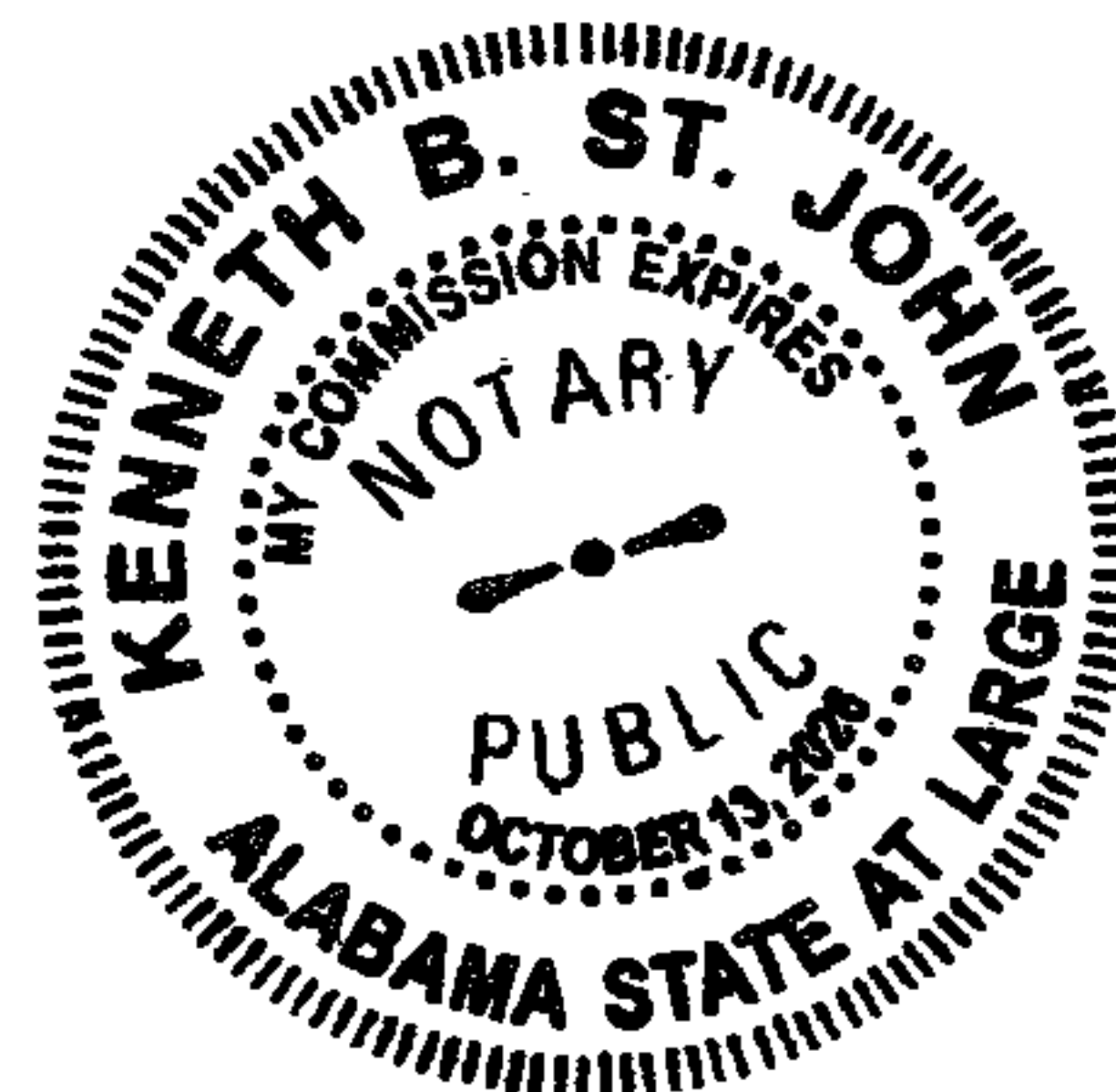
Angela Lee  
Angela Lee

STATE OF ALABAMA  
COUNTY OF SHELBY

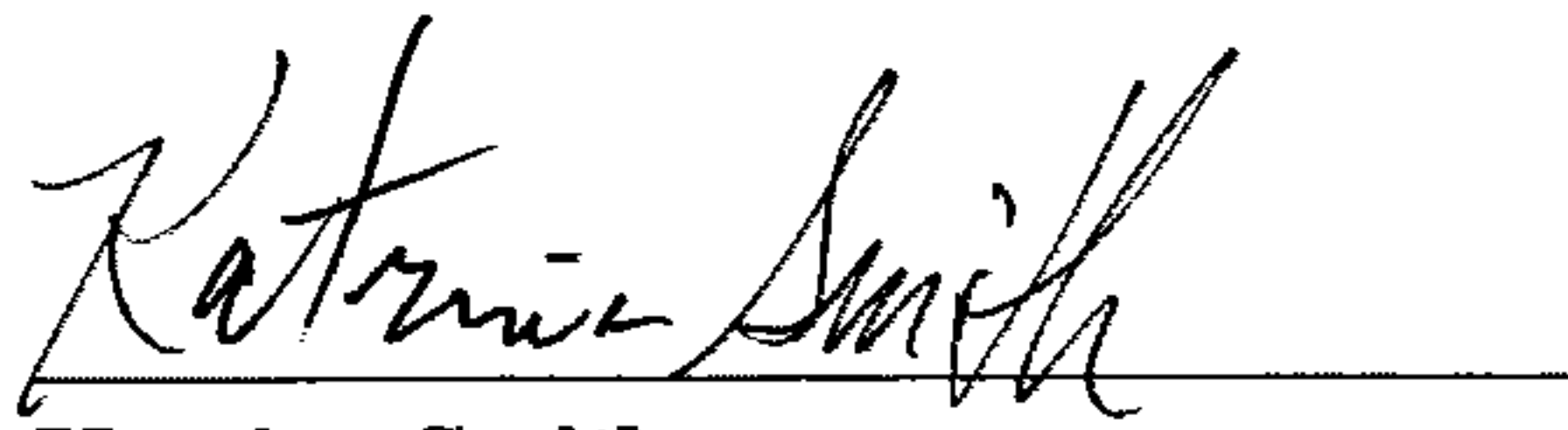
I, the undersigned Notary Public in and for said County and State, hereby certify that **Angela Lee**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of June, 2024.

Kenneth B. St. John  
Notary Public  
Print Name: Kenneth B. St. John  
My Commission Expires:  
10/13/2026



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 27<sup>th</sup> day of June, 2024.

  
**Katrina Smith**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Katrina Smith**, 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 27<sup>th</sup> day of June, 2024.

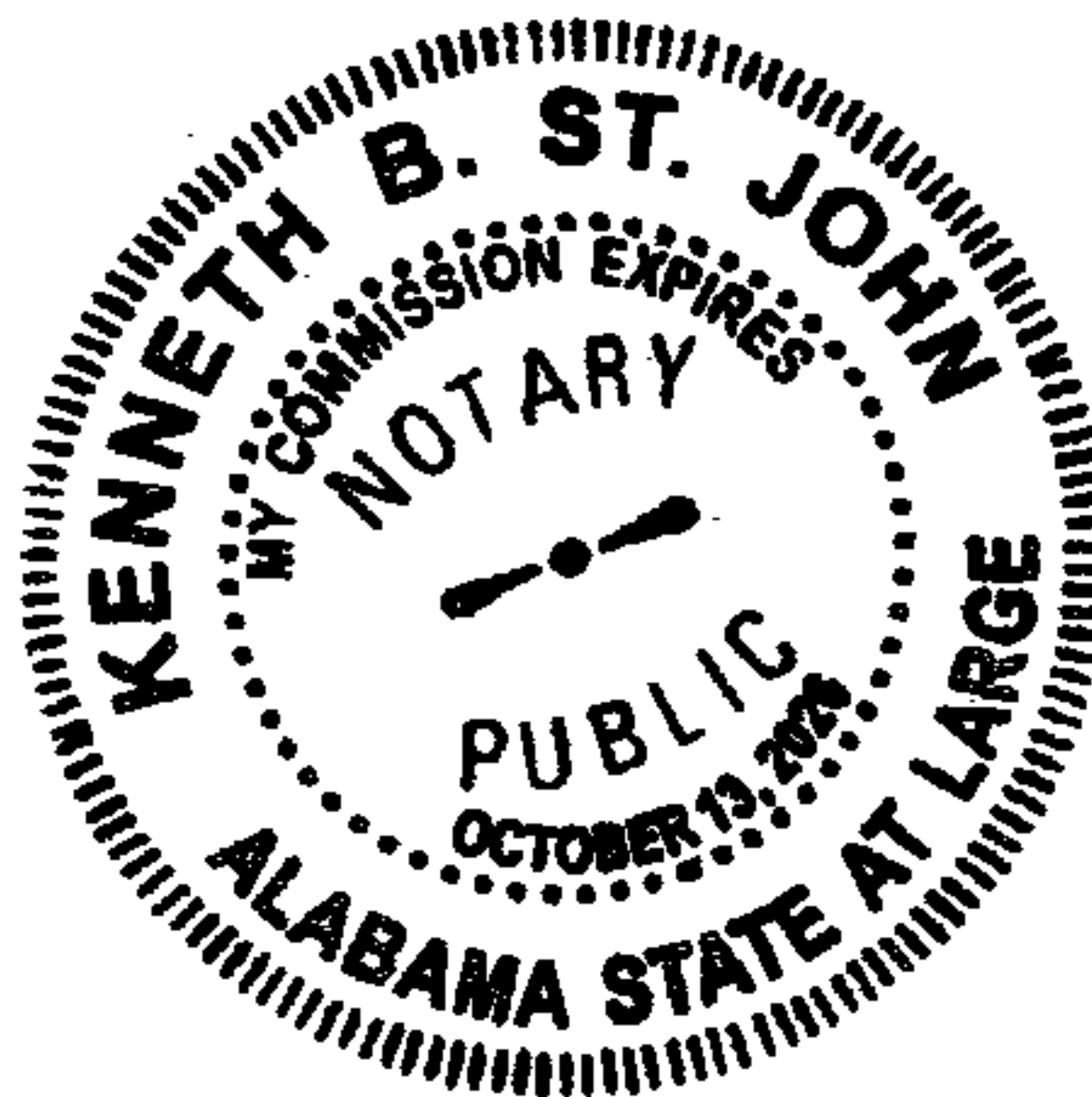


Notary Public


Print Name: Kenneth B St John

My Commission Expires:

10/13/2026



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 23 day of May, 2024.

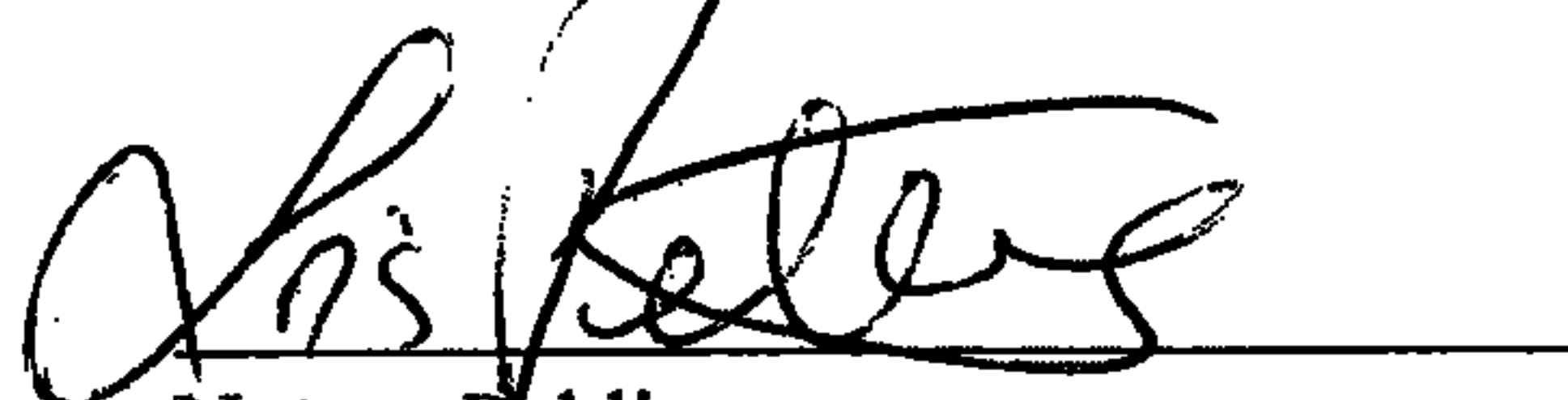
  
Casey Lawrence

STATE OF Florida

COUNTY OF Okaloosa

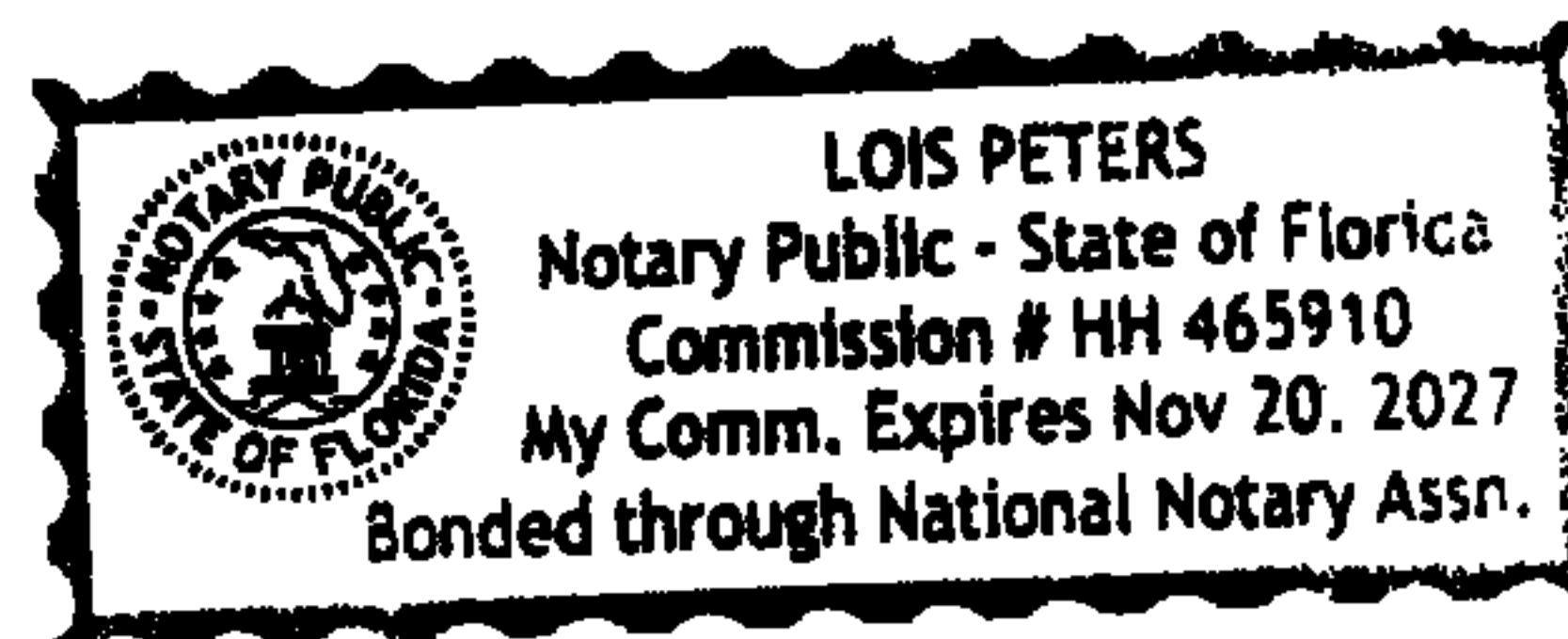
I, the undersigned Notary Public in and for said County and State, hereby certify that Casey Lawrence, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily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

Given under my hand and official seal this 23 day of May, 2024.

  
Notary Public

Print Name:

My Commission Expires: 11/20/27



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 7 day of June, 2024.



**Benjamin Lawrence**

STATE OF Georgia

COUNTY OF Coweta

I, the undersigned Notary Public in and for said County and State, hereby certify that **Benjamin Lawrence**, 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, he executed the same voluntarily on the day the same bears date.

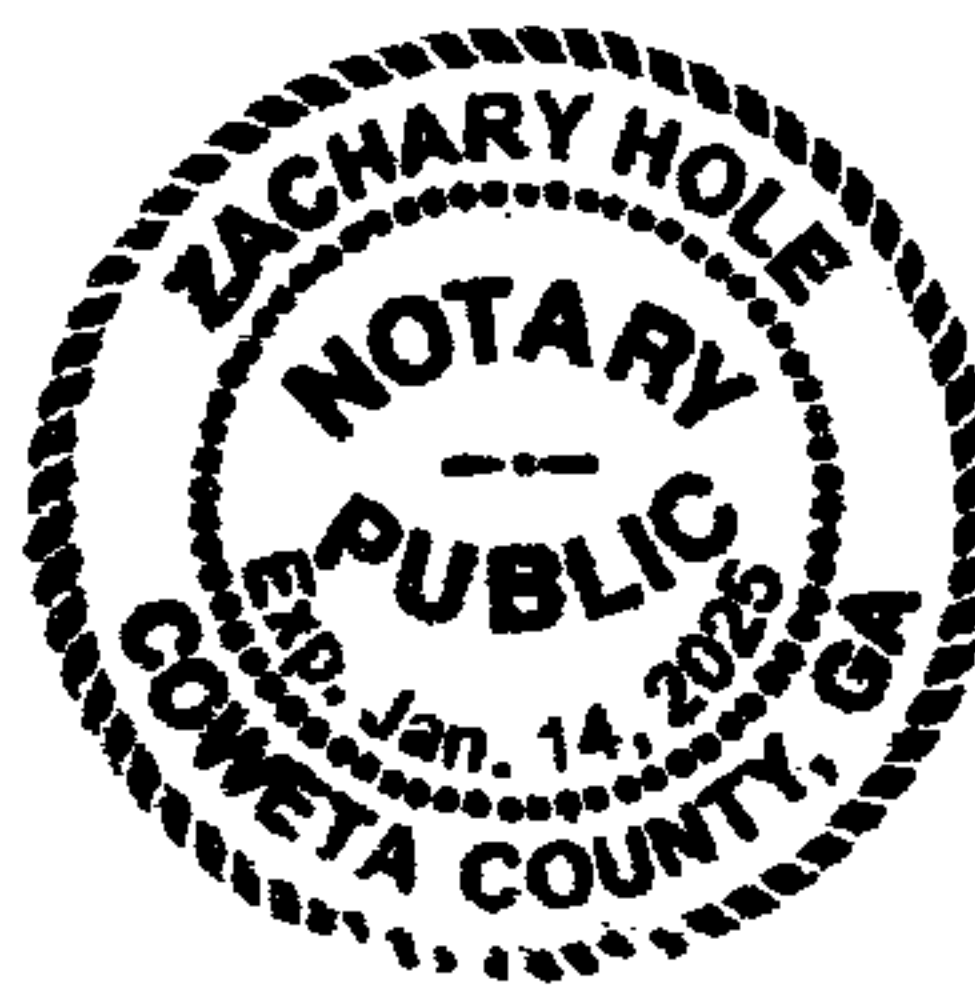
Given under my hand and official seal this 7 day of June, 2024.



Notary Public

Print Name: Zachary Hole

My Commission Expires: 01-14-2025





IN WITNESS WHEREOF, Grantor has set their signature and seal on this 6<sup>th</sup> day of June, 2024.

Geena Parham

Geena Parham

STATE OF Georgia

COUNTY OF Haralson

I, the undersigned Notary Public in and for said County and State, hereby certify that **Geena Parham**, 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.

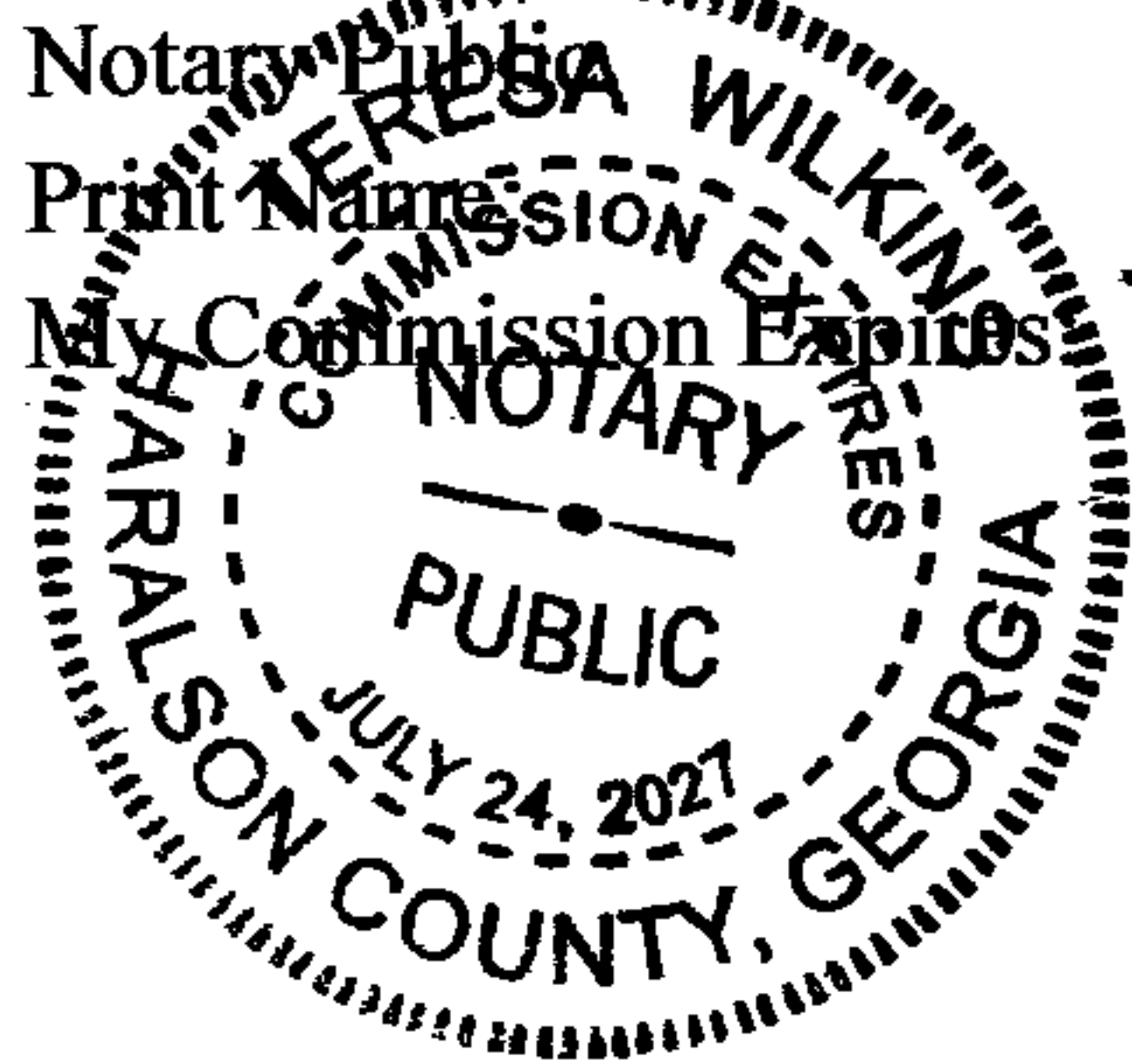
Given under my hand and official seal this 6<sup>th</sup> day of June, 2024.

Jess Wilkins

Notary Public

Print Name

My Commission Expires



7-24-2027

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

<b>Grantor's Name</b>	<u>Angela Lee, Katrina Smith, Casey Lawrence,</u>	<b>Grantee's Name</b>	<u>Angela Lee and Katrina Smith</u>
<b>Mailing Address</b>	<u>Benjamin Lawrence, and Geena Parham,</u>	<b>Mailing Address</b>	<u>33 Dunwar Drive</u>
	<u>Heirs at Law of Glenda H. Lawrence</u>		<u>Calera, AL 35040</u>
	<u>33 Dunwar Drive, Calera, AL 35040</u>		
<b>Property Address</b>	<u>33 Dunwar Drive</u>	<b>Date of Sale</b>	<u>June 27, 2024</u>
	<u>Calera, AL 35040</u>	<b>Total Purchase Price</b>	<u>\$</u>
		<b>or</b>	
		<b>Actual Value</b>	<u>\$</u>
		<b>or</b>	
		<b>Assessor's Market Value</b>	<u>\$ 150,520.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Assessor's current value under Parcel #
<input type="checkbox"/> Closing Statement	

35 2 03 2 001 021.000

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 June 27, 2024Print HYLAND WEHUNTUnattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/27/2024 11:47:46 AM  
 \$197.00 JOANN  
 20240627000193040

*Allen S. Boyd*