

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
2820 Columbiana Road, Ste 100
Birmingham, AL 35216

SEND TAX NOTICE TO:
HARRY E. WALLIS II TRUST
112 CHASE CREEK CIRCLE
PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Thirteen Thousand Five Hundred and 00/100 Dollars (\$213,500.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, NANCY JOHNSON ANDREWS AND KEITH FORREST ANDREWS, WIFE AND HUSBAND, (herein referred to as “Grantor”), does grant, bargain, sell, and convey to SELENE GAIL PATTERSON AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED ANN WILLIS, DECEASED, PROBATE CASE NO. PR-2024-000691, FOR THE HARRY E. WALLIS II TRUST (herein referred to as “Grantee”), all of its right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 7, ACCORDING TO THE SURVEY OF CHASE CREEK TOWNHOMES, PHASE 1, AS RECORDED IN MAP BOOK 18, PAGE 73, IN THE PROBATE OFFICE 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.

And I/we do for ourselves and for my/our heirs, executors, and administrators covenant with the said Grantee, and her assigns, that I/we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee and her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her/its hands and seals, this 20th day of August, 2024.

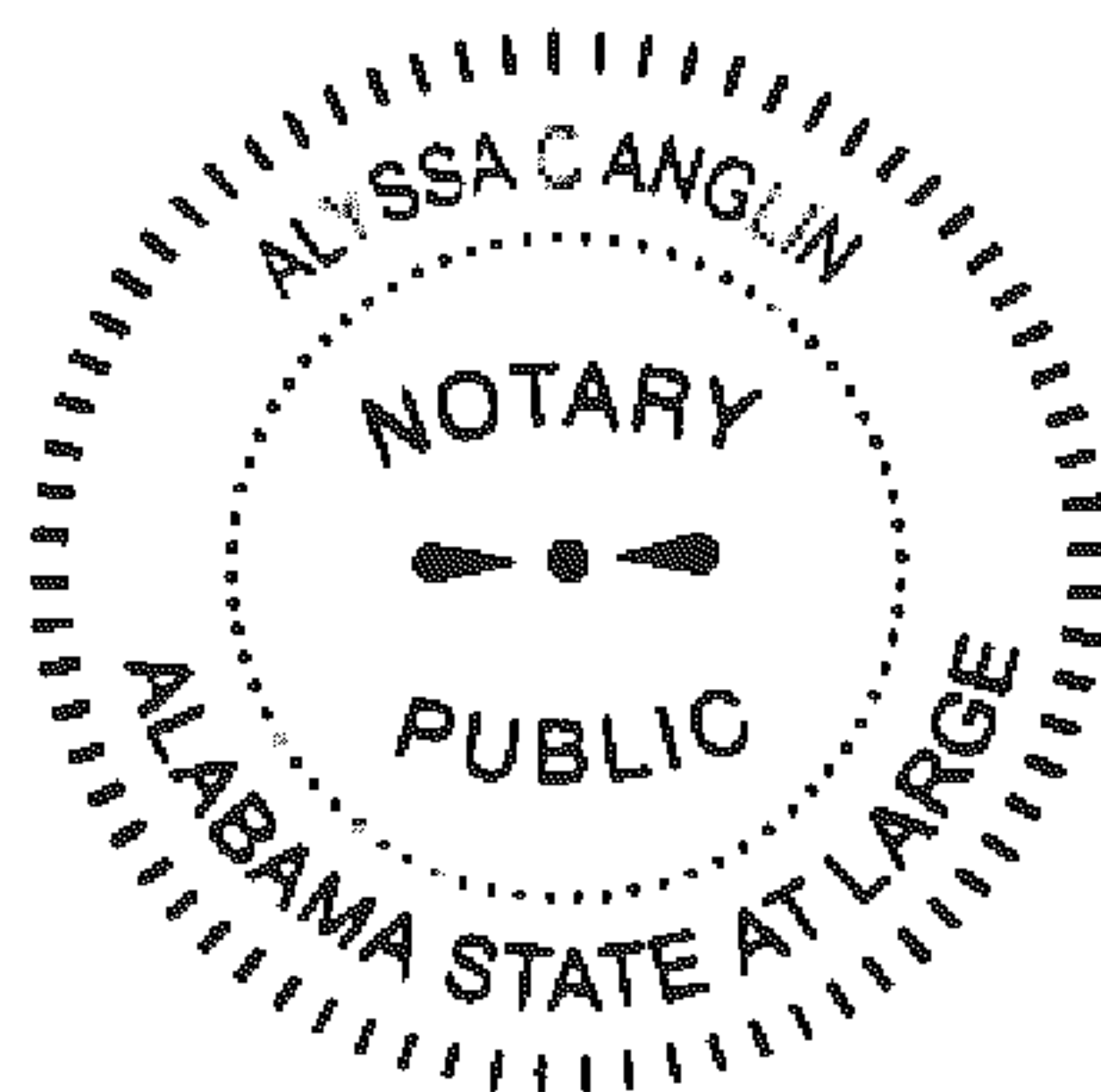
Nancy Johnson Andrews
NANCY JOHNSON ANDREWS

Keith Forrest Andrews
KEITH FORREST ANDREWS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, NANCY JOHNSON ANDREWS 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 2024.



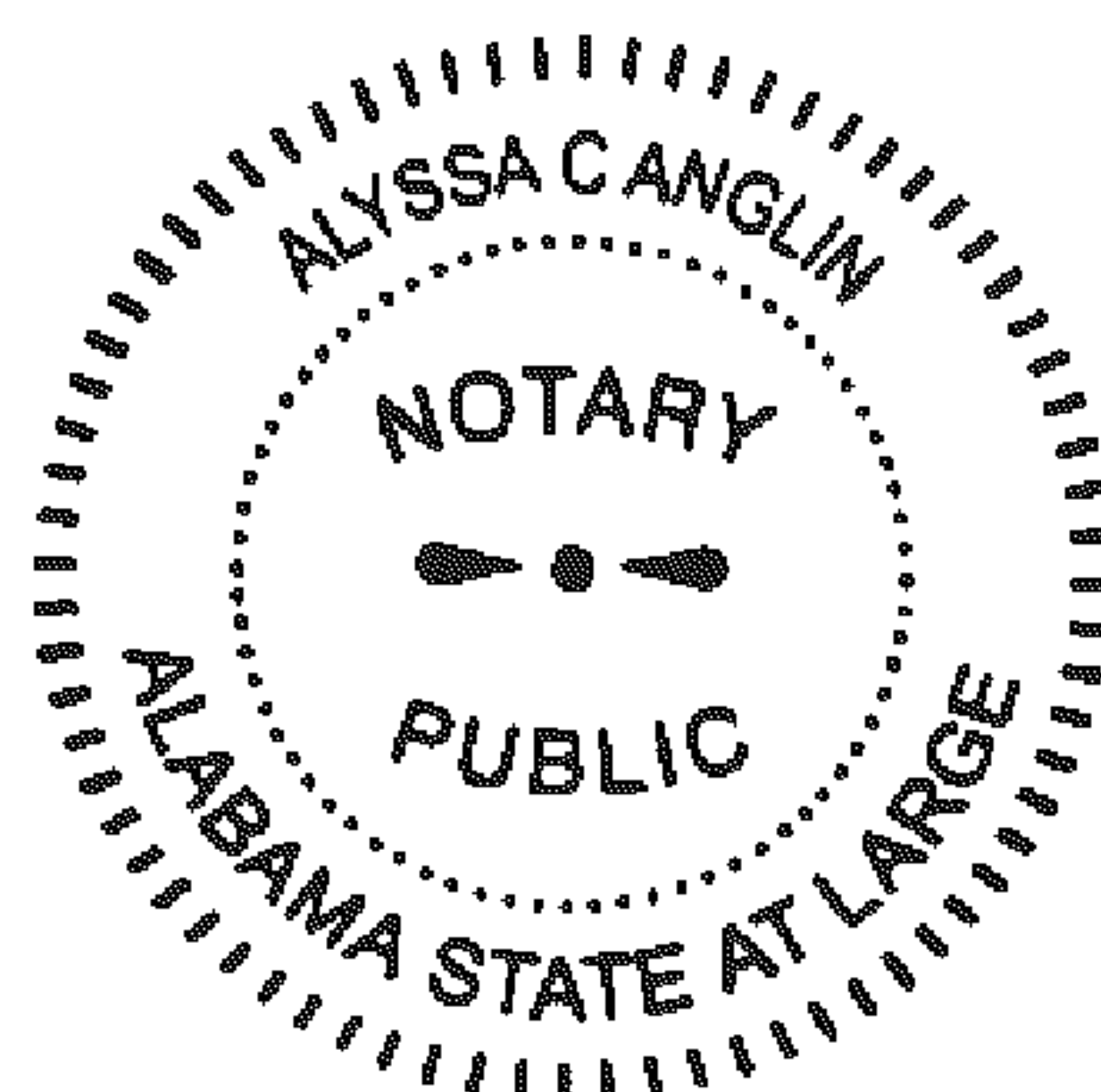
Alyssa Canglin
Notary Public

My Commission Expires: 6/4/2025

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, KEITH FORREST ANDREWS 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 2024.



Alyssa Canglin
Notary Public

My Commission Expires: 6/4/2025

Real Estate Sales Validation Form

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

Grantor's Name NANCY JOHNSON ANDREWS
Mailing Address c/o George Vaughn
2820 COLUMBIANA ROAD, Suite 100
Vestavia Hills, AL 35216

Grantee's Name HARRY E. WALLIS II TRUST
Mailing Address 112 CHASE CREEK CIRCLE
PELHAM, AL 35124

Property Address 112 CHASE CREEK CIRCLE
PELHAM, AL 35124

Date of Sale AUGUST 20, 2024
Total Purchase Price \$213,500

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

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 8/20/2024 Print George M. Vaughn

☐ Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/21/2024 11:26:03 AM
\$242.50 BRITTANI
20240821000261400

Allen S. Boyd