

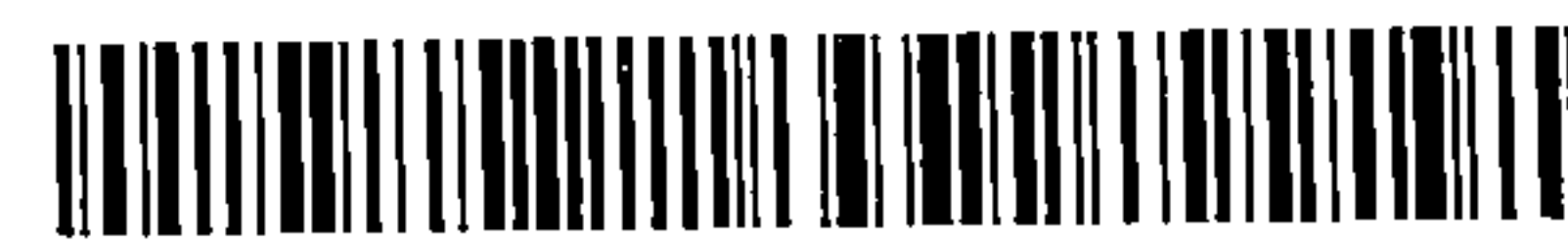
nt.

PREPARED WITHOUT BENEFIT OF SURVEY
TITLE NOT EXAMINED
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by

Joel C. Watson, Attorney at Law

1240 1st Street N Suite 102 Alabaster, Alabama 35007



20240823000263950 1/4 \$77.00
Shelby Cnty Judge of Probate, AL
08/23/2024 10:40:10 AM FILED/CERT

WARRANTY DEED, TO INDIVIDUALS WITH RIGHT OF
SURVIVORSHIP

(STATE OF ALABAMA)

(SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND NO\100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

EDNA F. BALL, A SINGLE WOMAN

(herein referred to as grantor\grantors) releases, quitclaims, grants, sells, and conveys to
BARRY WAYNE BALL AND CATHERINE LEE BALL

(herein referred to as Grantee\Grantees) the following described real estate in SHELBY County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF
RECORD.

SUBJECT TO MORTGAGES AND LIENS OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such SURVIVOR forever, together with every contingent remainder and right of reversion.

That I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD, to the said GRANTEE\GRANTEES FOREVER.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this

22nd day of August, 2024.

WITNESS:

Shelby County, AL 08/23/2024
State of Alabama
Deed Tax:\$46.00



20240823000263950 2/4 \$77.00
Shelby Cnty Judge of Probate, AL
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Grantor-

Edna F Ball

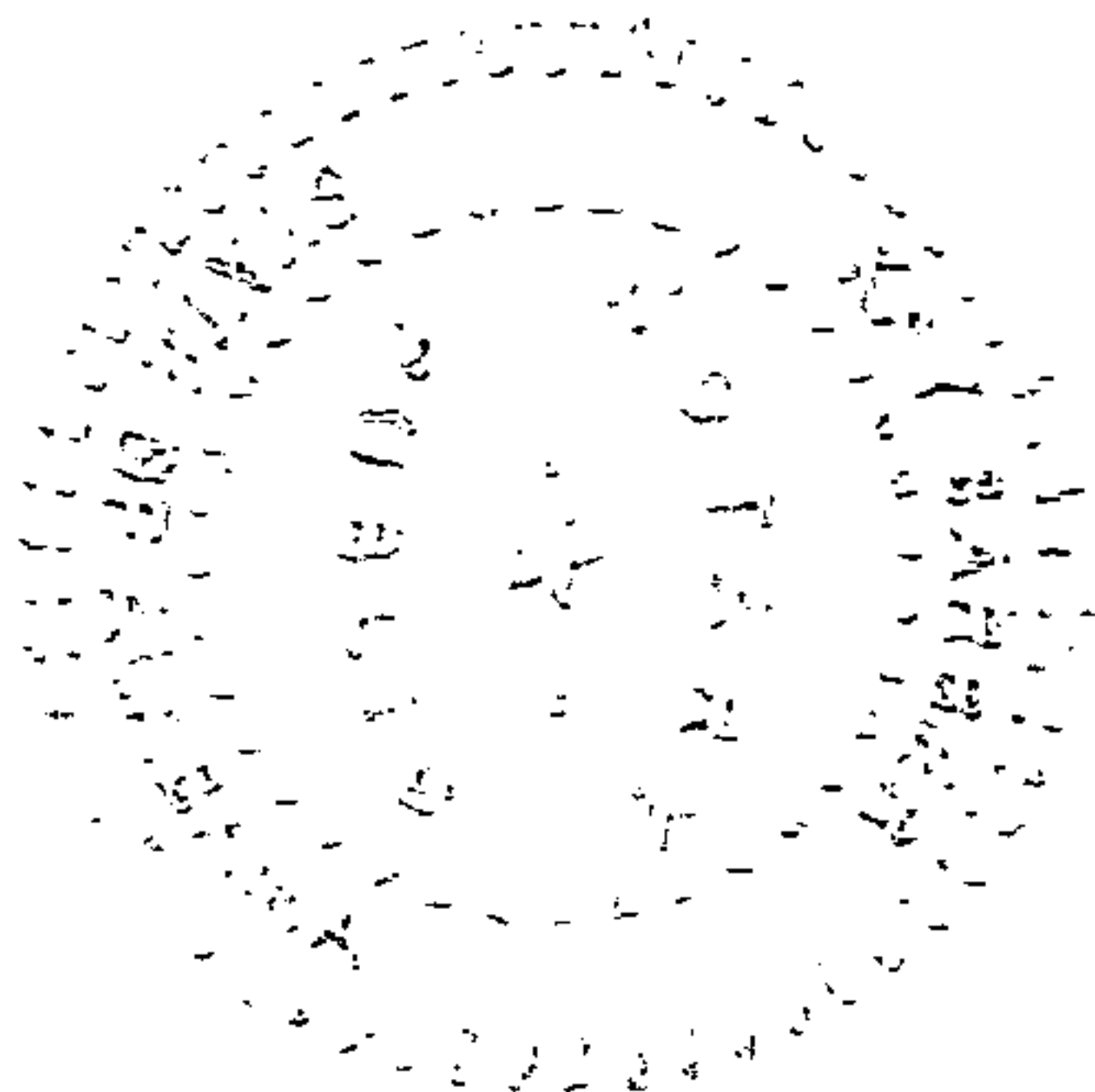
Grantor- EDNA F. BALL

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EDNA F. BALL whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 this 22 day of August A.D. 2024.

K. Barker
NOTARY PUBLIC



DEED OF GIFT



20240823000263950 3/4 \$77.00
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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration the undersigned grantor, Homer M. Whitfield (also known as Homer Whitfield and H. M. Whitfield), an unmarried man, (surviving husband of Gracie Whitfield) and Virginia W. Watson and husband, John Watson and Lounell W. Brasher and husband, L. B. Brasher, in hand paid by Edna W. Ball the receipt of which is hereby acknowledged, we, the said Homer M. Whitfield, Virginia W. Watson and husband, John Watson, and Lounell W. Brasher and husband, L. B. Brasher, hereby grant, bargain, sell and convey unto Edna W. Ball the following described real estate situated in Shelby County, Alabama, viz:

5 acres in the form of a square located in the Northwest corner of the W-1/2 of the SE-1/4 of NW-1/4 of Section 10, Township 18, Range 1 East reserving and excepting however a life estate unto Homer M. Whitfield for and during his natural life.

TO HAVE AND TO HOLD to the said Edna W. Ball, her heirs and assigns forever.

And we, the said Homer M. Whitfield, Virginia W. Watson and husband, John Watson, and Lounell W. Brasher and husband, L. B. Brasher, do for ourselves and for our heirs, administrators and assigns covenant with said Edna W. Ball, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that said premises are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid and that we will and our heirs, executors, administrators and assigns shall warrant and defend the same to the said Edna W. Ball, her heirs, executors and assigns forever, against the lawful claims of all persons except as hereinabove set forth.

BOOK 289 PAGE 567

Real Estate Sales Validation Form

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

Grantor's Name Edna Ball
Mailing Address PO Box 85
Vanderbilt AL 35176

Grantee's Name Catherine Ball
Mailing Address 1000 Diane St
Leeds AL 35176

Property Address Vacant

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 45860.00

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



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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 8/23/24

Print Catherine Ball

Unattested

Sign Catherine Ball
(Grantor/Grantee/Owner/Agent) circle one

(verified by)