

This instrument was prepared by:
Matthew Kidd
Kidd and Company, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Cecil W. Marty & Sue B. Marty
314 Narrows Parkway
Birmingham, AL 35242

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of **THREE HUNDRED EIGHT THOUSAND AND 00/100 DOLLARS (308,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Stephanie W. Stubbs, Personal Representative of The Estate of Jane Ann Williamon a/k/a Jane Ann W. Williamon, deceased, Shelby County Case No. Pr-2024-000857 and Gerald Alan Williamon, Jr.

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Cecil W. Marty and Sue B. Marty

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 19, ACCORDING TO THE FINAL PLAT OF NARROWS POINT, PHASE 3, AS RECORDED IN MAP BOOK 28, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")

Note: Jane ann Williamon is one and the same person as Jane A. Williamon, who acquired property in Instrument #20130506000186770.

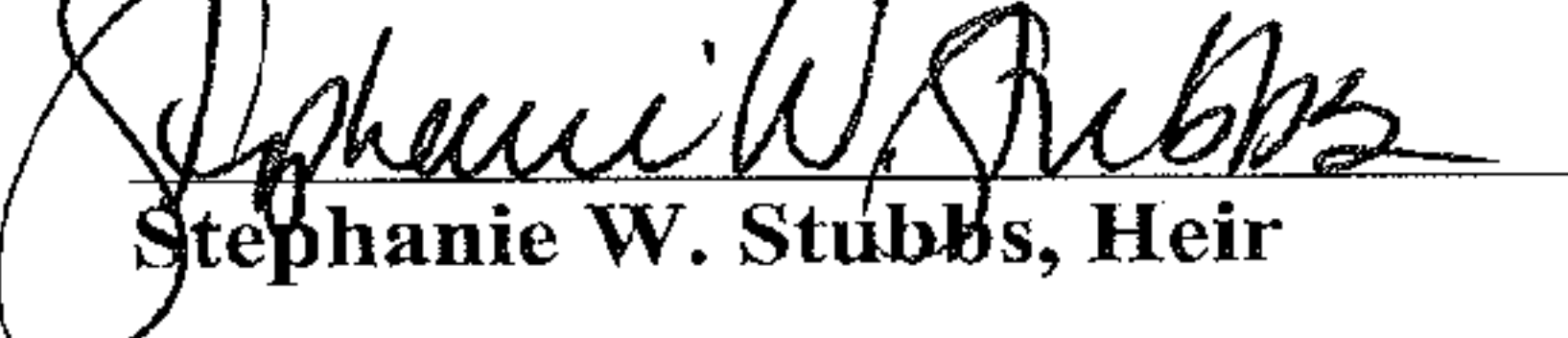
SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 4th day of September, 2024.

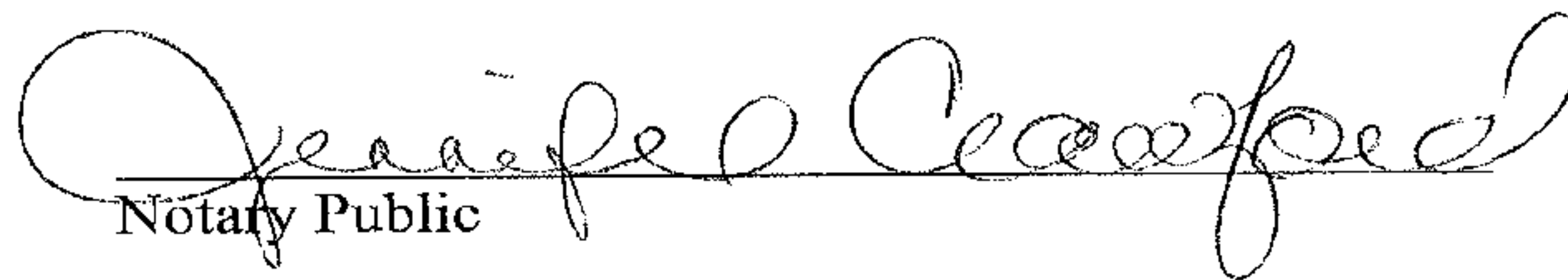
Estate of Jane Ann Williamon a/k/a Jane Ann W.
Williamon, deceased, Shelby County Case No. Pr-2024-
00857


Stephanie W. Stubbs, Personal Representative

Stephanie W. Stubbs, Heir

STATE OF Georgia
COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gerald Stephanie W. Stubbs** whose name as **Personal Representative and as Heir of The Estate of Jane Ann Williamon a/k/a Jane Ann W. Williamon, deceased, Shelby County No. Pr-2024-00857**, 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/her, as such **Personal Representative and Heir** and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 4th day of September, 2024.


Notary Public

My Commission Expires: 5/7/2027

Jennifer Crawford
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 05/07/2027

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 4 day of September, 2024.

Estate of Jane Ann Williamon a/k/a Jane Ann W.
Williamon, deceased, Shelby County Case No. Pr-2024-
00857

Gerald Alan Williamon, Jr.
Gerald Alan Williamon, Jr., Heir

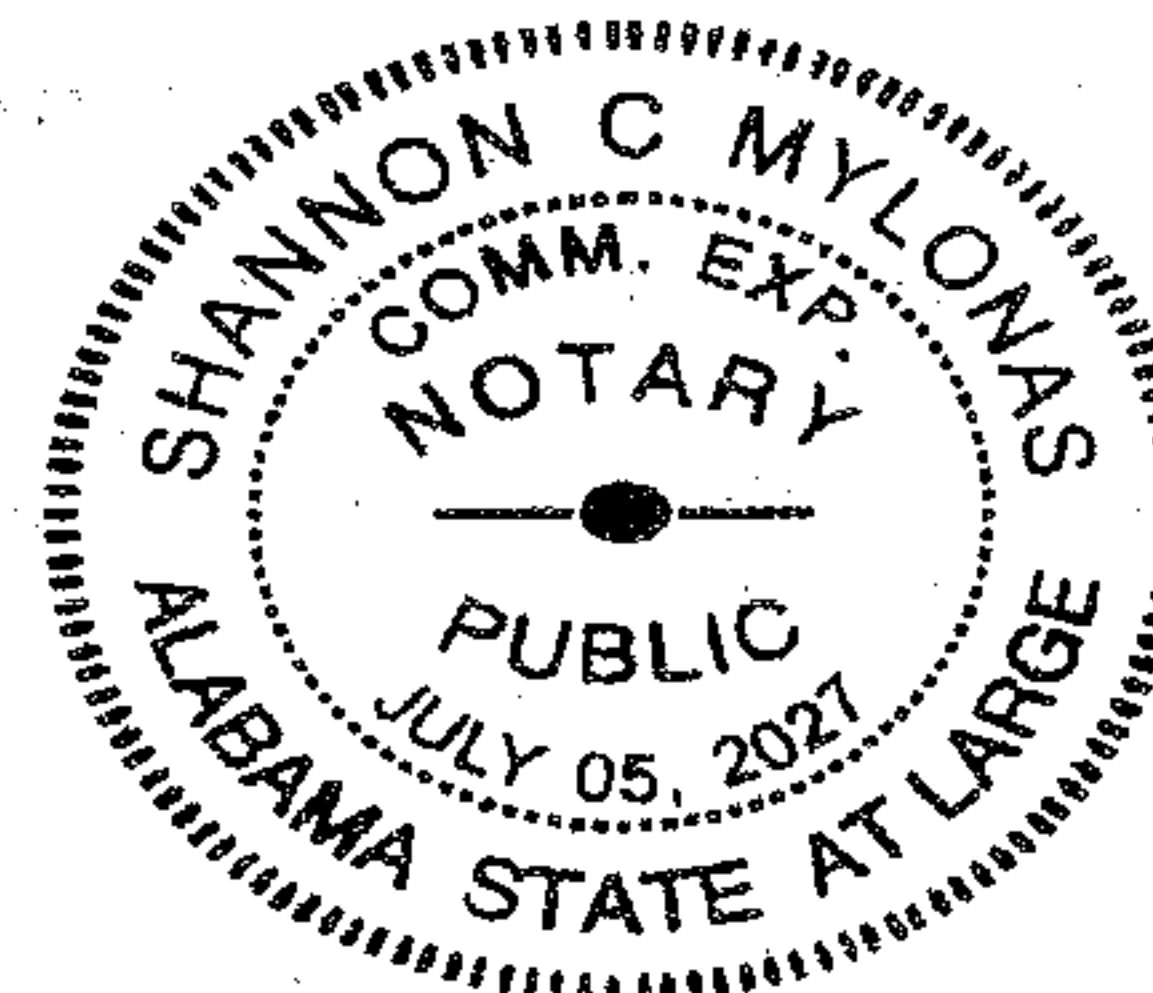
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gerald Alan Williamon, Jr.** whose name as **Heir of The Estate of Jane Ann Williamon a/k/a Jane Ann W. Williamon, deceased, Shelby County No. Pr-2024-00857**, 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/her, as such **Heir** and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 4th day of September, 2024.

Shannon C. Mylonas
Notary Public

My Commission Expires: 7/5/2027



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

Grantor's Name Stephanie W. Stubbs, Personal Representative of
Estate of Jane Ann Williamon a/k/a Jane Ann W.
Williamon, deceased, Shelby County Case No. PI
2024-000857, Gerald Alan Williamon, Jr., and
Stephanie W. Stubbs

Grantee's Name Cecil W. Marty and Sue B. Marty

Mailing Address 722 Whisper Wind. Ct.
Woodstock GA 30189

Mailing Address 314 Narrows Pkwy.
B'ham AL 35242

Property Address 314 Narrows Parkway
Birmingham, AL 35242

Date of Sale 9/6/2024

Total Purchase Price \$308,000.00

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
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other _____

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 9/6/2024

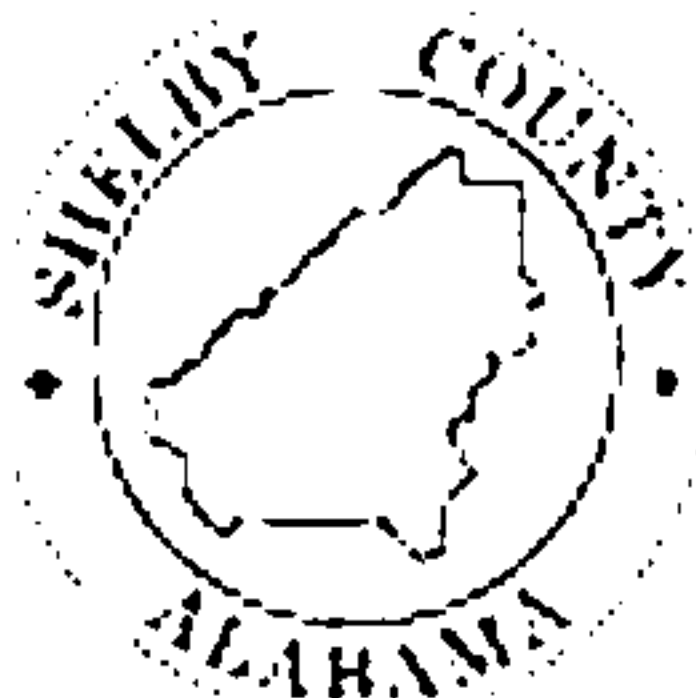
Print Daniel Odrezin

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/09/2024 08:30:23 AM
\$343.00 JOANN
20240909000278490

Form RT-1

Allen S. Bayl