



20240909000279460 1/2 \$460.50  
Shelby Cnty Judge of Probate, AL  
09/09/2024 02:45:47 PM FILED/CERT

This instrument was prepared by:  
Stella Tipton, Esq.  
Oak Mountain Law, LLC  
2363 Lakeside Dr. Birmingham, AL. 35244

Send Tax Notice to:  
Marilyn Sue Whiddon  
1287 Eagle Park Road  
Birmingham, AL 35242

**TITLE NOT EXAMINED BY PREPARER  
LEGAL DESCRIPTION FURNISHED BY GRANTOR**

**GENERAL WARRANTY DEED (JWROS)**

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )        **KNOW ALL PERSONS BY THESE PRESENTS:**

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I **MARILYN SUE WHIDDON**, an unmarried woman, (hereinafter referred to as "Grantor"), do, grant, bargain, sell and convey unto **MARILYN SUE WHIDDON** and **CATHERINE CHRISTINE WHIDDON** (herein referred as "Grantees"), for and during their joint lives and upon the death of either of them to the survivor of them in fee simple, all their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lor 61, according to the Survey of Eagle Point, 12<sup>th</sup> Sector, Phase III, as recorded in Map Book 24, Page 102, in the Probate Office of Shelby County, Alabama.**

**Subject to:** Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024. Existing covenants, restrictions, easements, liens, right of ways, encumbrances, building lines, and limitation of record.

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

The Grantor does, for herself and for her heirs, executors and administrators, covenant with the said Grantees and their heirs, assigns and successors, that Grantor is lawfully seized in fee simple of said real property, and that aforesaid property is free from all encumbrances except as shown above; that Grantor have a good right to sell and convey the same as aforesaid; and that Grantor and her heirs, executors, administrators, assigns and successors warrant and defend the same to the said Grantees, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor have hereto set their signature(s) and seal, this the 5<sup>th</sup> day of September 2024.

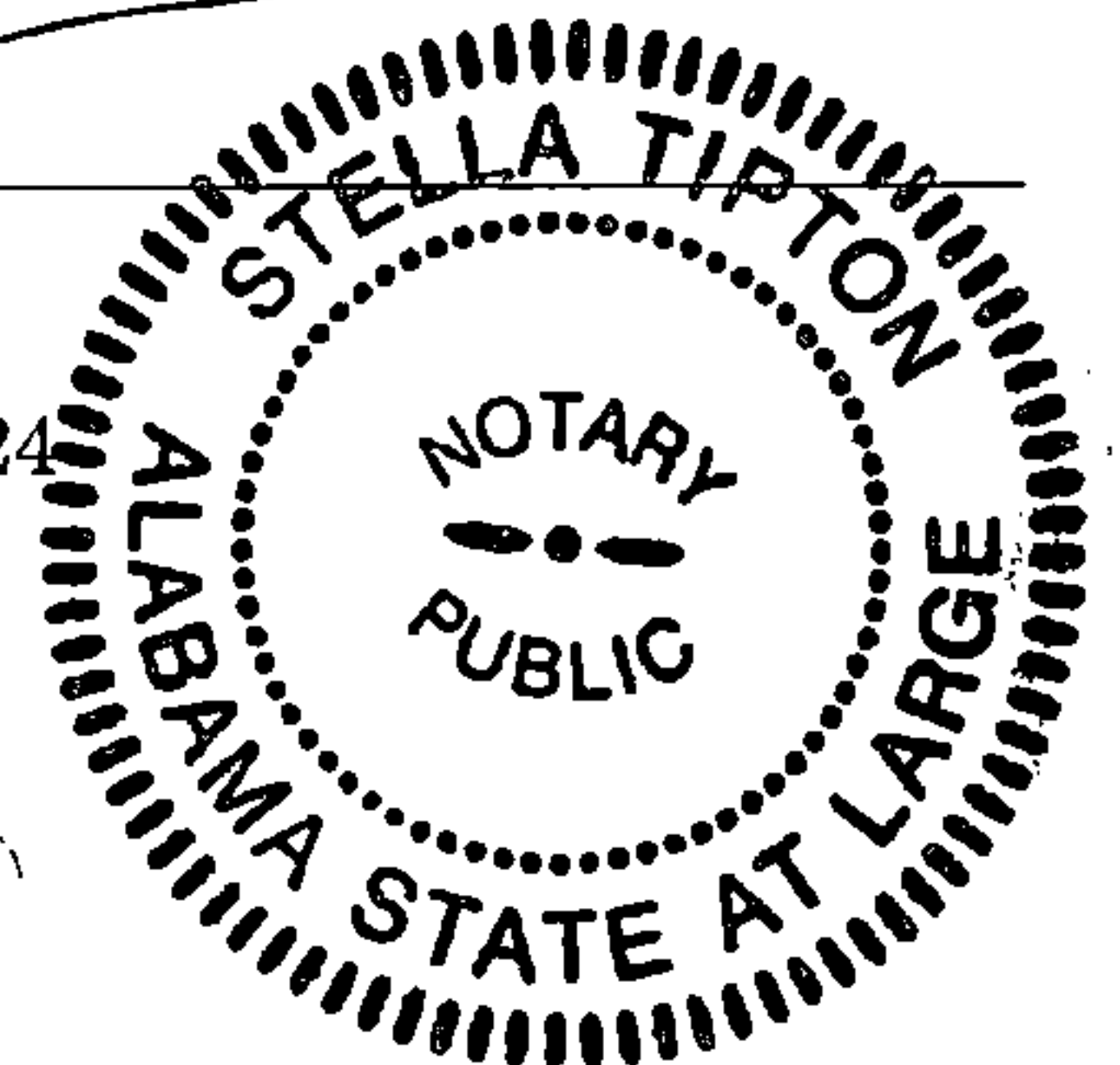
*Marilyn Sue Whiddon*  
**MARILYN SUE WHIDDON**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MARILYN SUE WHIDDON** 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 the 5<sup>th</sup> day September 2024.

*[Signature]*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 5/16/2024



Shelby County, AL 09/09/2024  
State of Alabama  
Deed Tax: \$435.50

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).

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Grantor's Name Marylin Sue Whiddon  
Mailing Address 1287 Eagle Park Road  
Birmingham, AL 35242

Grantee's Name Marylin Sue Whiddon & Catherine Christine Whiddon  
Mailing Address 1287 Eagle Park Road  
Birmingham, AL 35242

Property Address 1287 Eagle Park Road  
Birmingham, AL 35242

Date of Sale September 5, 2024  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$435,400

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 Marylin Sue Whiddon

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one