



20240925000298640 1/5 \$70.50  
Shelby Cnty Judge of Probate, AL  
09/25/2024 03:33:52 PM FILED/CERT

This instrument was prepared without  
benefit of title evidence or survey by:

Joshua D. Arnold  
P.O. Box 470, Columbiana, Alabama 35051

Grantee's address:  
101 McMikel Drive  
Columbiana, Alabama 35051

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA       )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Sherry Seals, also known as Sherry A. Cottingham, a married woman, and George Lee Ulmer, her husband (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Travaras Mallory and wife, Elizabeth Brock Mallory (herein referred to as GRANTEE, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

**GRANTOR Sherry Seals is one and the same person as Sherry A. Cottingham, the Grantee in that certain deed dated February 4, 2008, and recorded as Instrument No. 20080213000058890 in the Office of the Judge of Probate of Shelby County, Alabama.**

The above-described property is the homestead of GRANTOR or his or her spouse.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever.



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And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a 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 hereunto set GRANTOR'S hand and seal,  
this the 25 day of SEPTEMBER, 2024

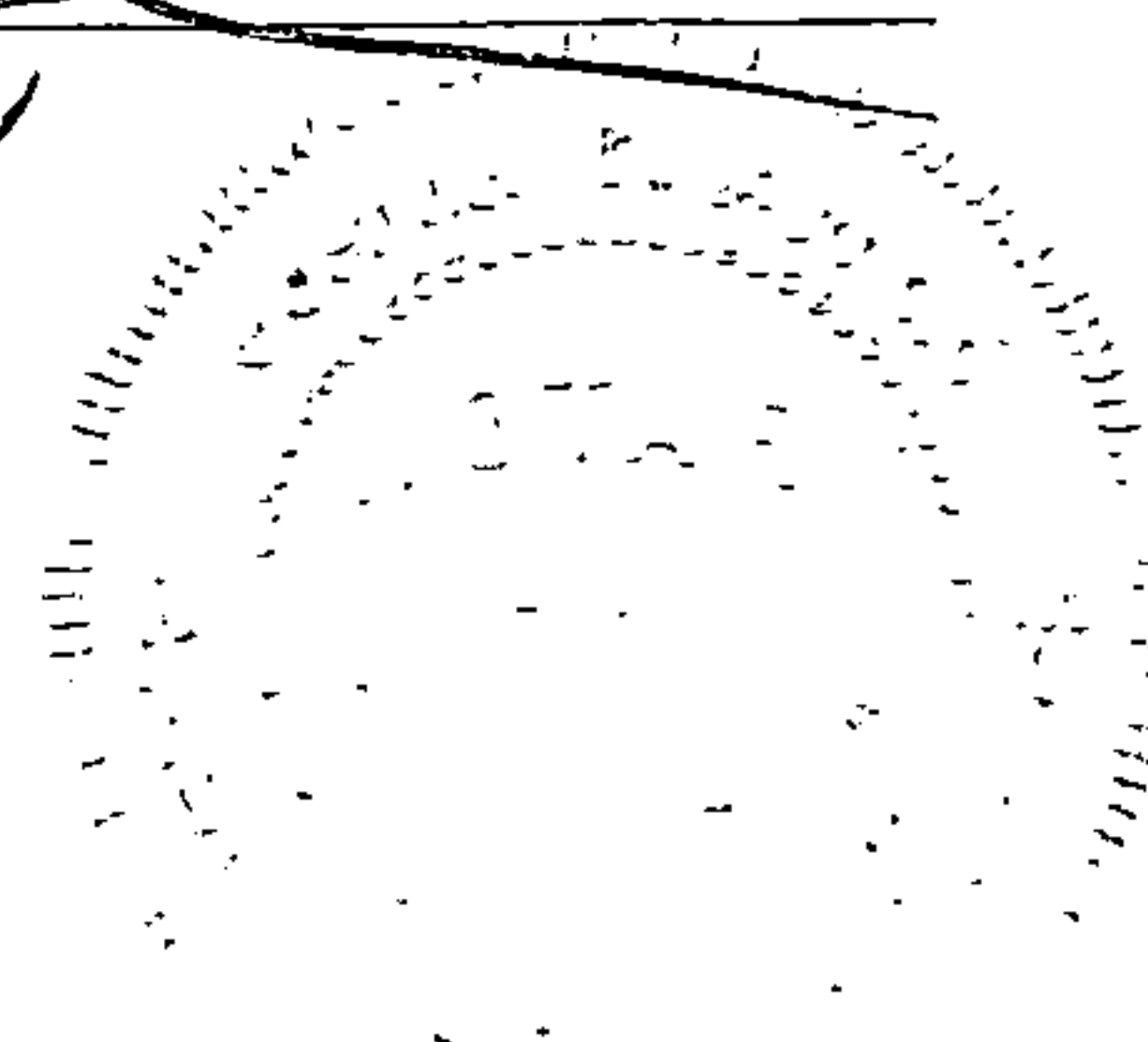
Sherry Seals  
(Also known as Sherry A. Cottingham)

STATE OF ALABAMA     )  
SHELBY COUNTY        )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherry Seals, also known as Sherry A. Cottingham, 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 25 day of SEPTEMBER,  
2024.

  
Notary Public



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George Ulmer  
George Lee Ulmer

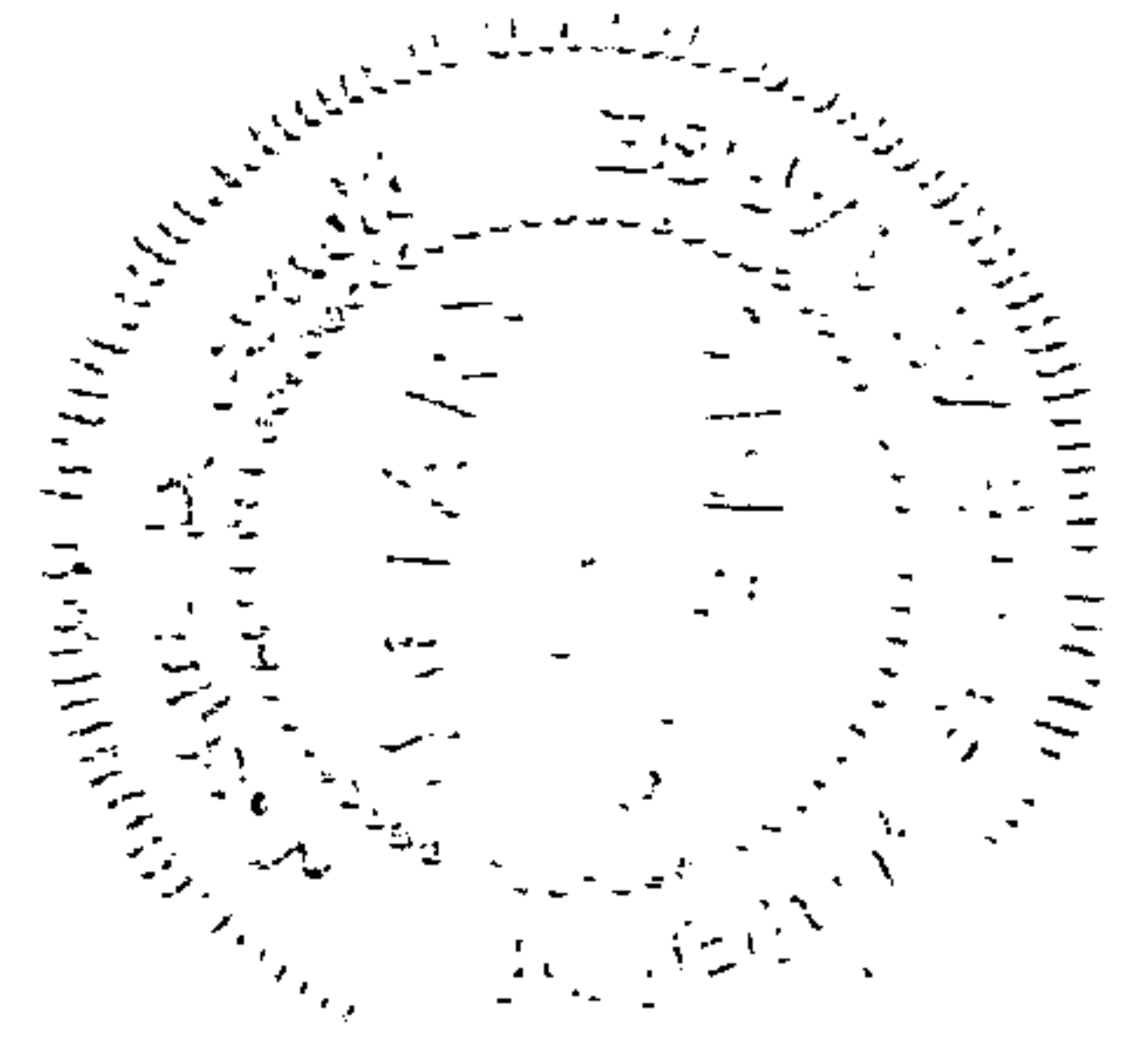
STATE OF ALABAMA     )  
SHELBY COUNTY        )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Lee Ulmer, 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.

2024. Given under my hand and official seal this the 25<sup>th</sup> day of SEPTEMBER,

[Signature]  
Notary Public





## EXHIBIT A - LEGAL DESCRIPTION



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Lot Number 172, as per W.J. Horsley's Map of the town of Columbiana, Alabama, and which said lot is also described as follows: Commencing at the point of intersection of the center line of the main line of the Southern Railway Company's railroad track with the West right of way line of Depot Street in the town of Columbiana, Alabama, and run thence in a Northwesterly direction along the West right of way line of said Depot Street, a distance of 505 feet to the Northwest corner of the residence lot now owned and occupied by Wilbur Reed, which said point or corner of the Reed Lot is marked by an iron stake driven in the ground, for a point of beginning of the lot herein described and conveyed: Run thence in a Northwesterly direction and along the South right of way line of said Depot Street a distance of 143 feet to an iron stake driven on the right of way line of said street; run thence South 45 degrees West a distance of 150 feet to a point; run thence East 45 degrees South a distance of 138 feet, more, or less, to the Southwest corner of the said Wilbur Reed Lot; run thence in a Northeasterly direction along the West line of the Wilbur Reed lot a distance of 192 feet, more or less, to the point of beginning which is marked by an iron stake, as aforesaid, and situated in the Southeast Quarter of the Southwest Quarter of Section 23, Township 21, Range 1 West, and heretofore known as the Arthur Williams Lot, and situated in Columbiana, Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name Sherry Seals aka Sherry A. Cottingham  
Mailing Address George Lee Ulmer  
257 Joinertown Road  
Columbiana, AL 35051

Grantee's Name Travaras Mallory and Elizabeth B. Mallory  
Mailing Address 101 McMikel Drive  
Columbiana, AL 35051

Property Address 257 Joinertown Road  
Columbiana, AL 35051

Date of Sale 09/25/2024

Total Purchase Price \$ 35,500.00

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 09-25-2024

Print Travaras Mallory


☐ Unattested

[Signature]  
(verified by)

Sign

T. Mallory

(Grantor/Grantee/Owner/Agent) circle one

  
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