

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Joan Neighbors Williams and
Henry Grant Williams
113 Hampton Lake Drive
Pelham, AL 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **HENRY GRANT WILLIAMS as Trustee of The Williams Family Irrevocable Trust, dated February 15, 2018** (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **JOAN NEIGHBORS WILLIAMS and HENRY GRANT WILLIAMS** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 13, according to the Survey of Oak Mountain Preserve, Phase II, as recorded in Map Book 41, Page 54, in the Probate Office of Shelby County, Alabama.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to 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 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 the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by Henry Grant Williams as Trustee of The Williams Family Irrevocable Trust, dated February 15, 2018 who is authorized to execute this conveyance, has hereunto set its signature and seal this 27th day of September, 2024.

THE WILLIAMS FAMILY IRREVOCABLE TRUST, DATED FEBRUARY 15, 2018

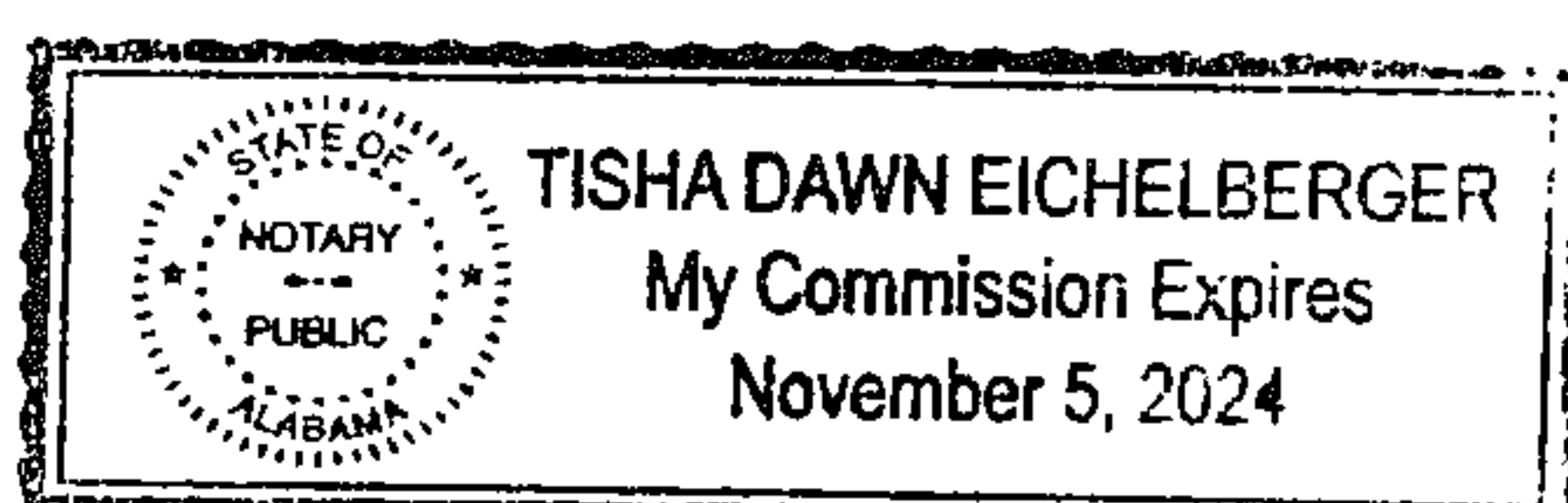


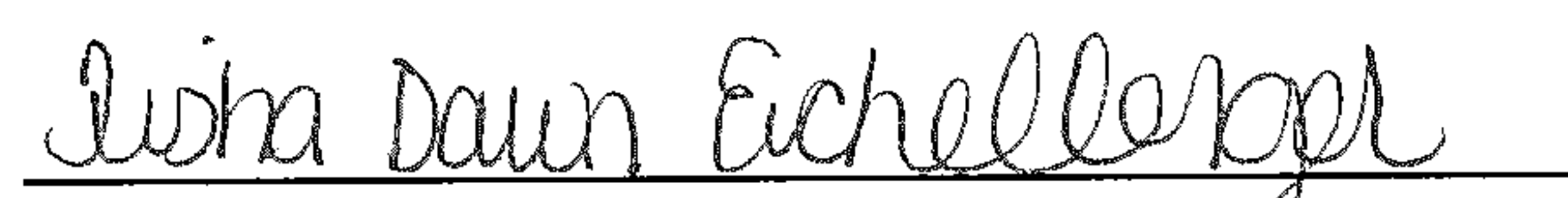
**BY: HENRY GRANT WILLIAMS
ITS: TRUSTEE**

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Henry Grant Williams**, whose name as **Trustee of The Williams Family Irrevocable Trust, dated February 15, 2018**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such Trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 27th day of September, 2024.




Notary Public
My Commission Expires: 11/5/2024

Real Estate Sales Validation Form

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

Grantor's Name	<u>The Williams Family</u> <u>Irrevocable Trust</u>	Grantee's Name	<u>Joan Neighbors Williams</u> <u>Henry Grant Williams</u>
Mailing Address	<u>113 Hampton Lake Drive</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>113 Hampton Lake Drive</u> <u>Pelham, AL 35124</u>
Property Address	<u>301 Oak Mountain Crest Way</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>September 27, 2024</u>
		Total Purchase Price \$	_____
		Or	
		Actual Value \$	_____
		Or	
		Assessor's Market Value \$	<u>3,840.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other	Tax Assessed Value Under
<input type="checkbox"/> Closing Statement		Parcel <u>14-3-08-3-000-002.001</u>

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 _____

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/23/2024 11:05:46 AM
\$29.00 PAYGE
20241023000332140

Allen S. Boyd