

This instrument was prepared by:  
Mark E. Gualano  
Attorney at Law  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
Olivia Clarice Lewis  
Corbin Bentley  
1048 Pine Valley Drive  
Calera, AL 35040

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

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Sixty-Four Thousand and no/100 Dollars (\$264,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Jackie Batson, an unmarried woman**, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Olivia Clarice Lewis and Corbin Bentley**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 228, according to the survey of The Reserve at Timberline Phase 3, as recorded in Map Book 38, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.**

**\$259,218.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.**

**Jackie Batson is the surviving grantee in that certain deed recorded in Official Records Instrument 20241122000362560 on 11/22/2024, Gordon Scott Batson having died on or about the 24<sup>th</sup> day of November, 2024.**

**Jackie Batson is one and the same person as Jacci Batson.**

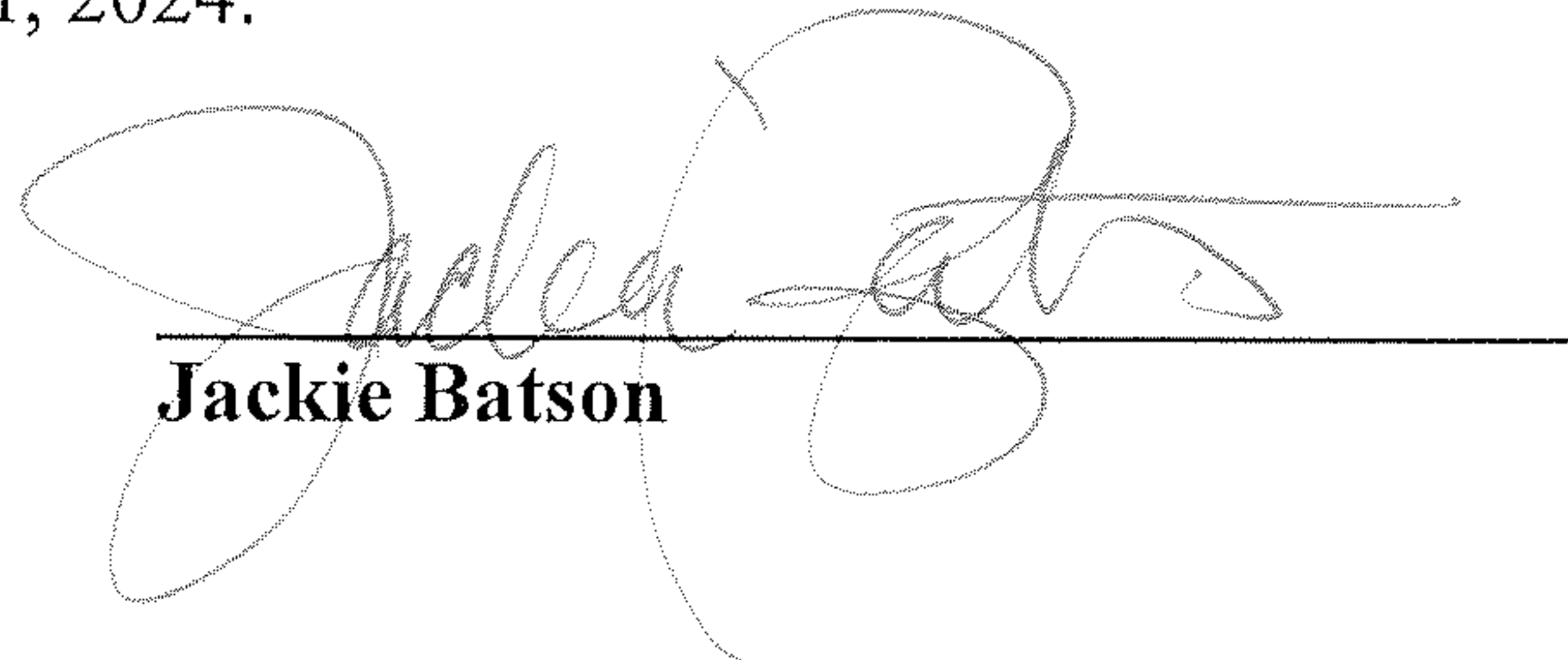
SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

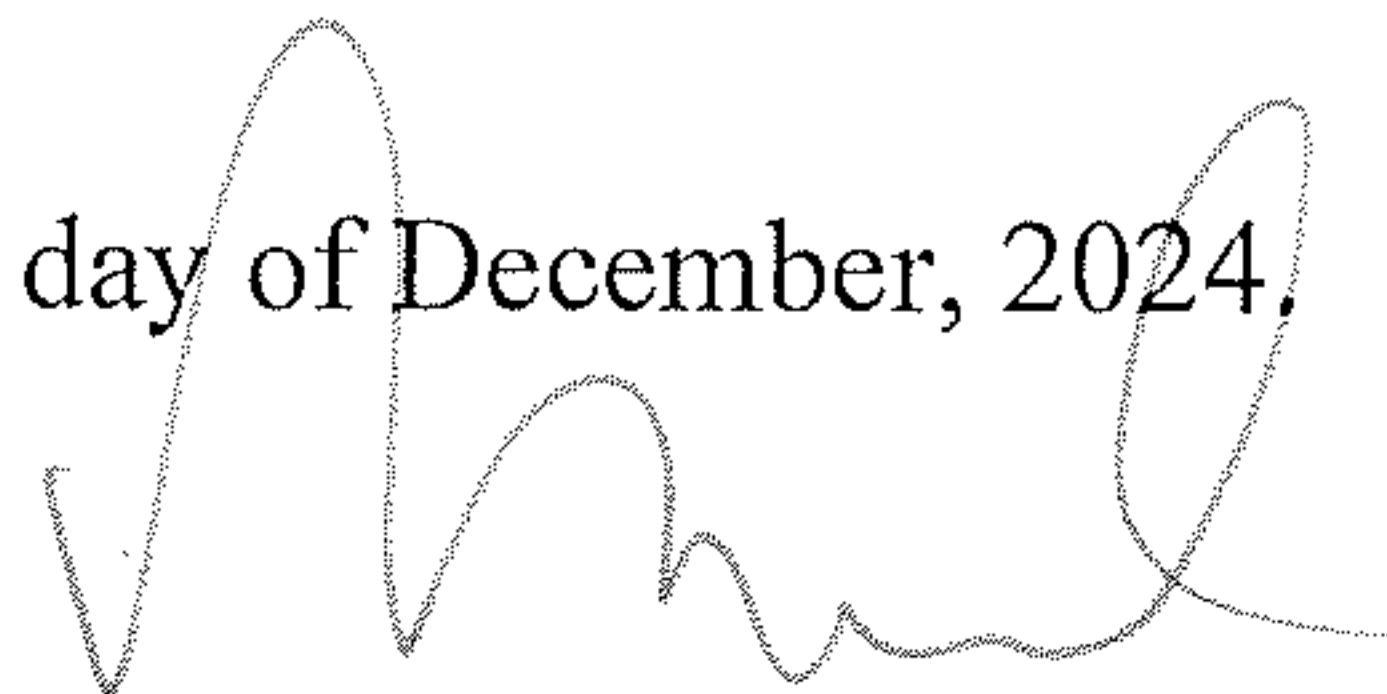
IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 6th day of December, 2024.

  
\_\_\_\_\_  
**Jackie Batson**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

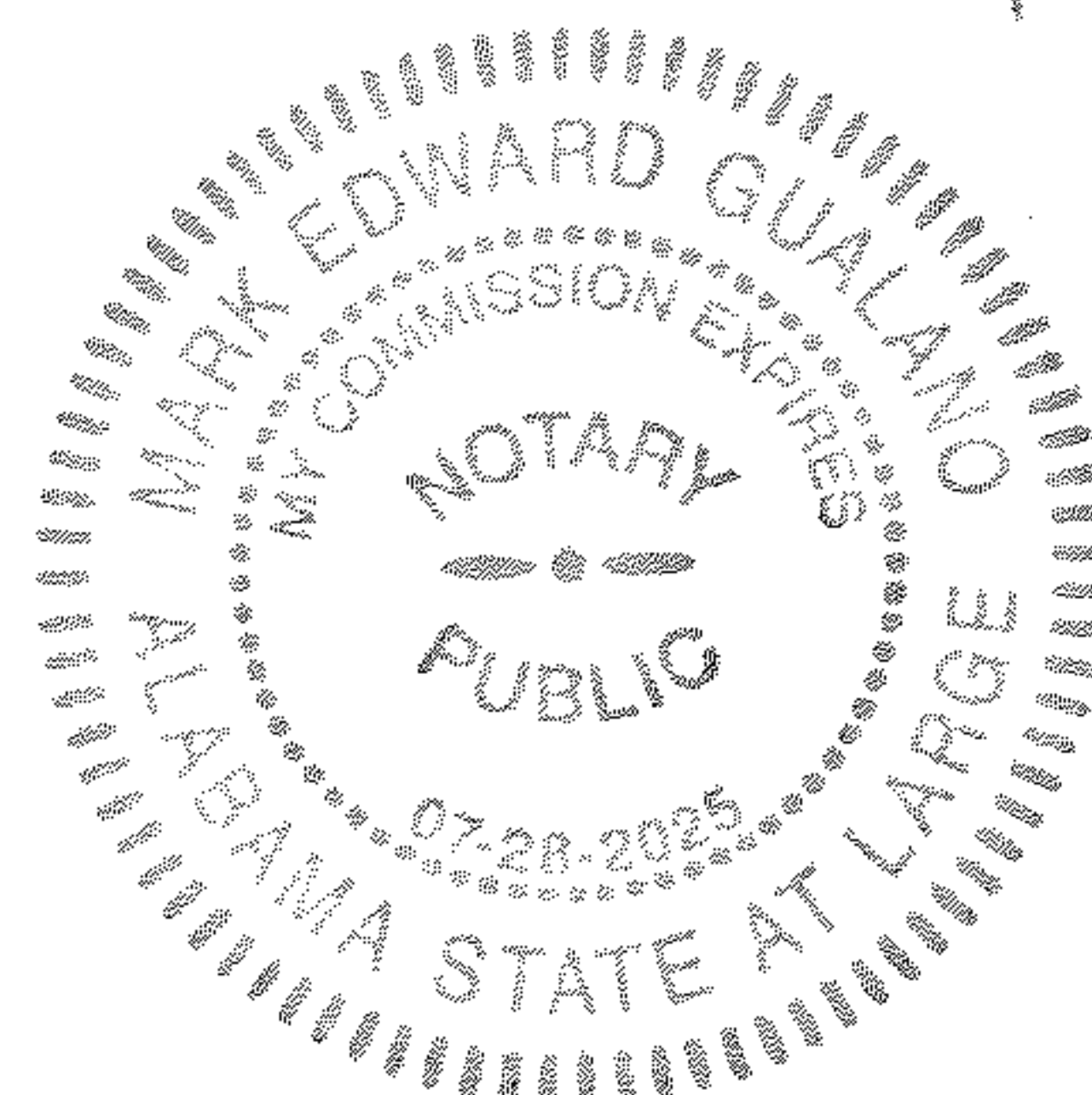
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jackie Batson**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and official seal this 6th day of December, 2024.



\_\_\_\_\_  
Notary Public

My commission expires: 7/28/25



## 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>Jackie Batson</u>	Grantee's Name <u>Olivia Clarice Lewis</u>
Mailing Address <u>2937 Azela Ln</u> <u>Tuscaloosa, AL 35405</u>	Mailing Address <u>Corbin Bentley</u> <u>1048 Pine Valley Dr</u> <u>Calera, AL 35040</u>
Property Address <u>1048 Pine Valley Drive</u> <u>Calera, AL 35040</u>	Date of Sale <u>December 6, 2024</u>
	Total Purchase Price <u>\$264,000.00</u>
	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)

<input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement	<input type="checkbox"/> Appraisal <input type="checkbox"/> 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 of 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 December 6, 2024

Print Jackie Batson


 ted  
 Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk (verified by)  
 Shelby County, AL  
 12/06/2024 02:26:29 PM  
 \$33.00 JOANN  
 20241206000376840

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

*Allen S. Bayl*