

## WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned Grantor, **Yvonne King, a single person**, hereby remise, release, quitclaim, grant, and convey all of my interest to  $\frac{1}{2}$  to the **Yvonne King Revocable Trust dated 12/02/2024** and  $\frac{1}{2}$  to **Lisa Petitfils Revocable Trust dated 12/02/2024**, the Grantees in and to the following described real property, situated in Shelby County, Alabama, the address of which is 110 Windsor Ridge Dr., Pelham, AL 35124; to wit;

Lot 6, according to the Survey of Windsor Ridge, as recorded in Map Book 21, Page 68, in the Probate Office of Shelby County, Alabama.

Subject to existing covenants and restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantees, its successors and assigns in fee simple.

And I do, for myself and my heirs, executors and administrators, covenant with

the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this

12/14/24.

Lisa Petitfils (SEAL)  
Lisa Petitfils  
Yvonne King (SEAL)  
Yvonne King

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

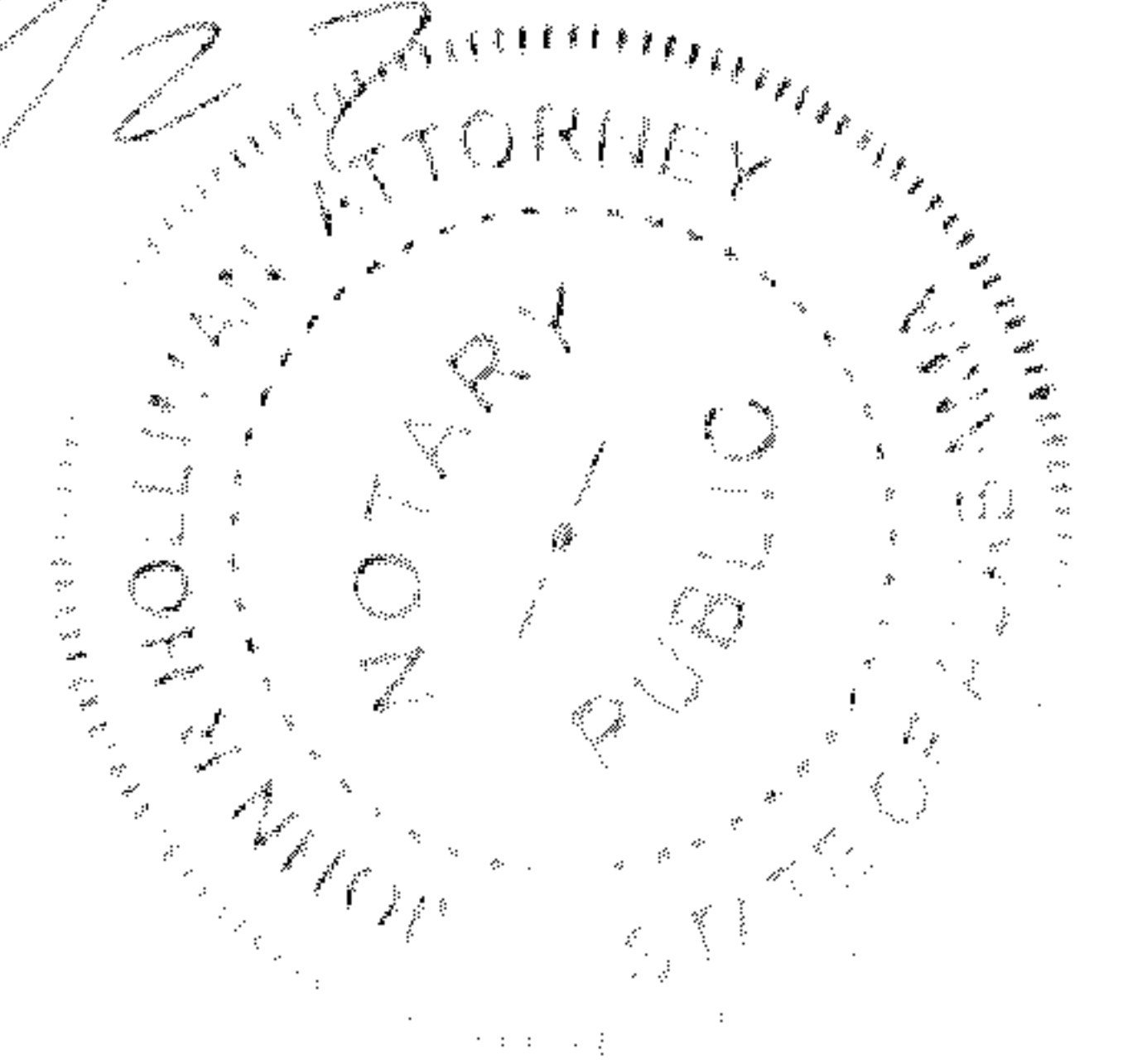
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that LISA PETITFILS AND YVONNE KING, signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12/14/24.

[Signature]  
Notary Public

This Instrument was Prepared By:  
John Holliman, Esq.  
2491 Pelham Pkwy  
Pelham, AL 35124

Grantees Address to Send Tax Notice:



## Real Estate Sales Validation Form

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

Grantor's Name Yvonne A. King  
 Mailing Address 110 Windsor Ridge Rd  
Pelham AL 35124

Grantee's Name 1/2 to Yvonne King Revocable  
 Mailing Address 1/2 to Lisa Pettiford Revocable  
2021 Chandaine Circle  
Pelham, AL 35124

Property Address Yvonne A. King  
110 Windsor Ridge Road  
Pelham, AL 35124

Date of Sale 12/02/2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 188,100.<sup>00</sup>

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/15/2025 01:14:48 PM  
 \$216.50 PAYGE  
 20250115000014980

S. Byrl

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 1/15/2024

Print

Samantha Bufalo

Sign

Samantha Bufalo

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1