

This Instrument Prepared by:  
Kim McConnell  
K McConnell Law, LLC  
3187 Lee Street  
Pelham, AL 35124

Send Tax Notice To:  
  
Marilyn G. Waltsgott  
139 Kingsley Rd  
Alabaster, AL 35007

WARRANTY DEED (Plain)

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State of Alabama  
County of Shelby

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Marilyn G. Waltsgott, a single person (herein referred to as grantor), does grant, bargain, sell and convey unto Kenneth Harold Waltsgott, Jr. and Matthew William Waltsgott (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 42, in Block 4, according to the Map of Norwick Forest Third Sector First Phase, as recorded in Map Book 18, Page 15, in the Office of the Judge of Probate of Shelby County, Alabama.

The grantor herein reserves a life estate in the above described property for the remainder of her lifetime

Marilyn G. Waltsgott is the surviving grantee of that deed recorded in Instrument #1996-24906, the other grantee, Kenneth H. Waltsgott, having died on June 1<sup>st</sup>, 2018.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 1<sup>st</sup> day of February, 2025.

Marilyn G. Waltsgott  
Marilyn G. Waltsgott

General Acknowledgment

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marilyn G. Waltsgott, 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.

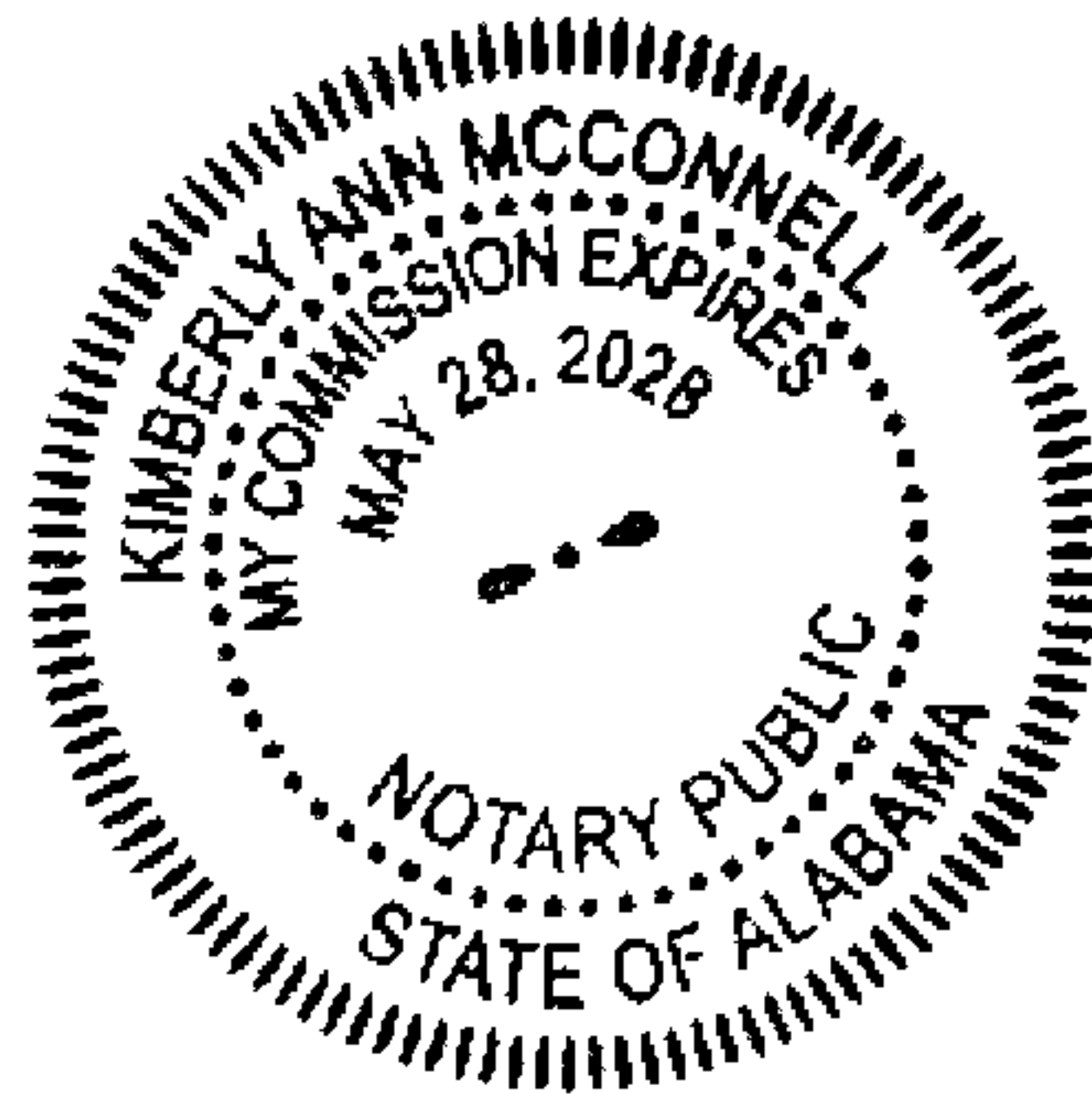
Given under my hand and official seal this 1<sup>st</sup> day of February 2025.

[Signature]

Notary Public

My commission expires: 5/28/28

(SEAL)



**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>Marilyn G. Waltsgott</u>	Grantee's Name	<u>Marilyn G. Waltsgott - life estate</u>
Mailing Address	<u>139 Kinglsey Rd</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>Kenneth Harold Waltsgott, Jr.</u> <u>Matthew William Waltsgott</u> <u>139 Kinglsey Rd, Alabaster, Al</u>
Property Address	<u>139 Kingsley Rd</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>02/01/2025</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>455.300</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 assessed value
<input type="checkbox"/> Closing Statement	

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 2/1/2025

Print Kim McConnell

Unattested

Sign



(verified by)

(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**  
**02/03/2025 09:53:10 AM**  
**\$483.50 PAYGE**  
**20250203000032030**

*Allen S. Beigel*