

This Instrument was prepared by:
John M. Alford
100 Brook Drive, Suite D
Helena, AL 35080

SEND TAX NOTICE TO:
Diane W. Hicks
326 St. Charles Way
Helena, AL, 35080

No Examination of Title Made Herein

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to the undersigned, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned **Diane W. Hicks**, a widowed woman, (hereinafter "Grantor"), hereby grants, bargains, sells, and conveys her respective rights and interests to **Gerrad M. Hicks** (hereinafter called "Grantee"), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 99, according to the Survey of St. Charles Place Magnolia Park, Phase 3, Sector 4, as recorded in Map Book 22, Page 144, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

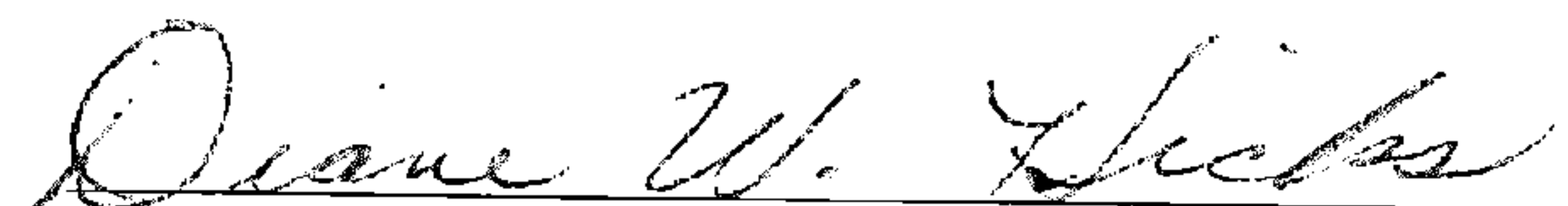
1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, forever.

EXCEPT THAT, as to the above described real property, I reserve to myself, a life estate, together with the right to use and occupy the same and collect the rents and other income therefrom so long as I shall live.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, and I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, and that I have the 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, heirs, executors, and assigns forever against the lawful claims of all persons.

Given under my hand and seal, this 13th day of February, 2025.

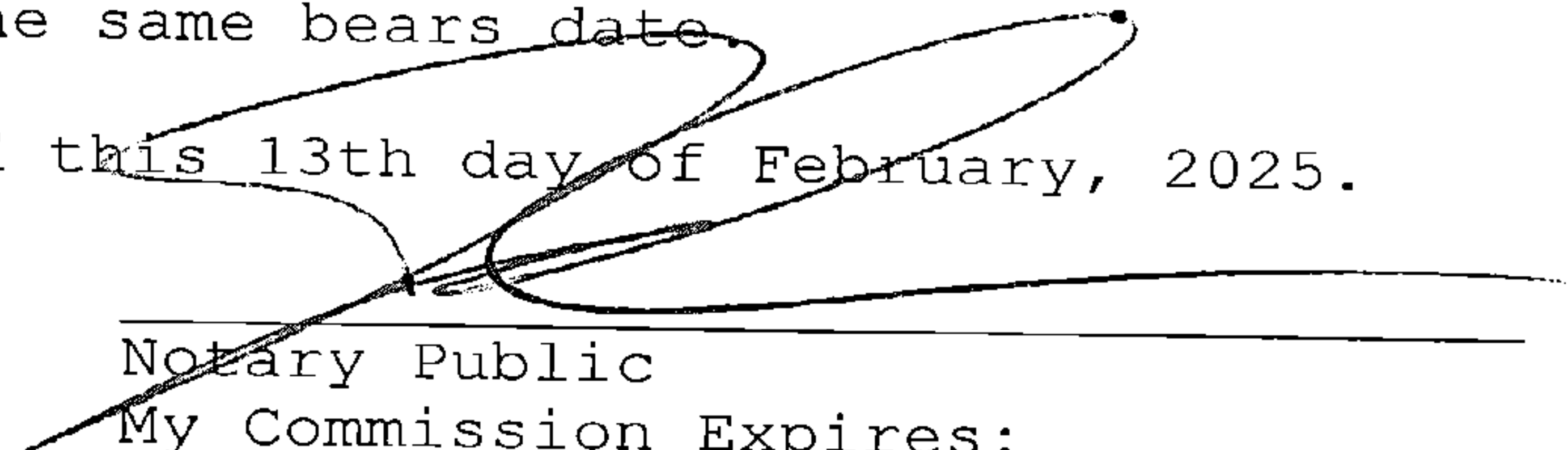


DIANE W. HICKS
Grantor

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DIANE W. HICKS**, whose name IS signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

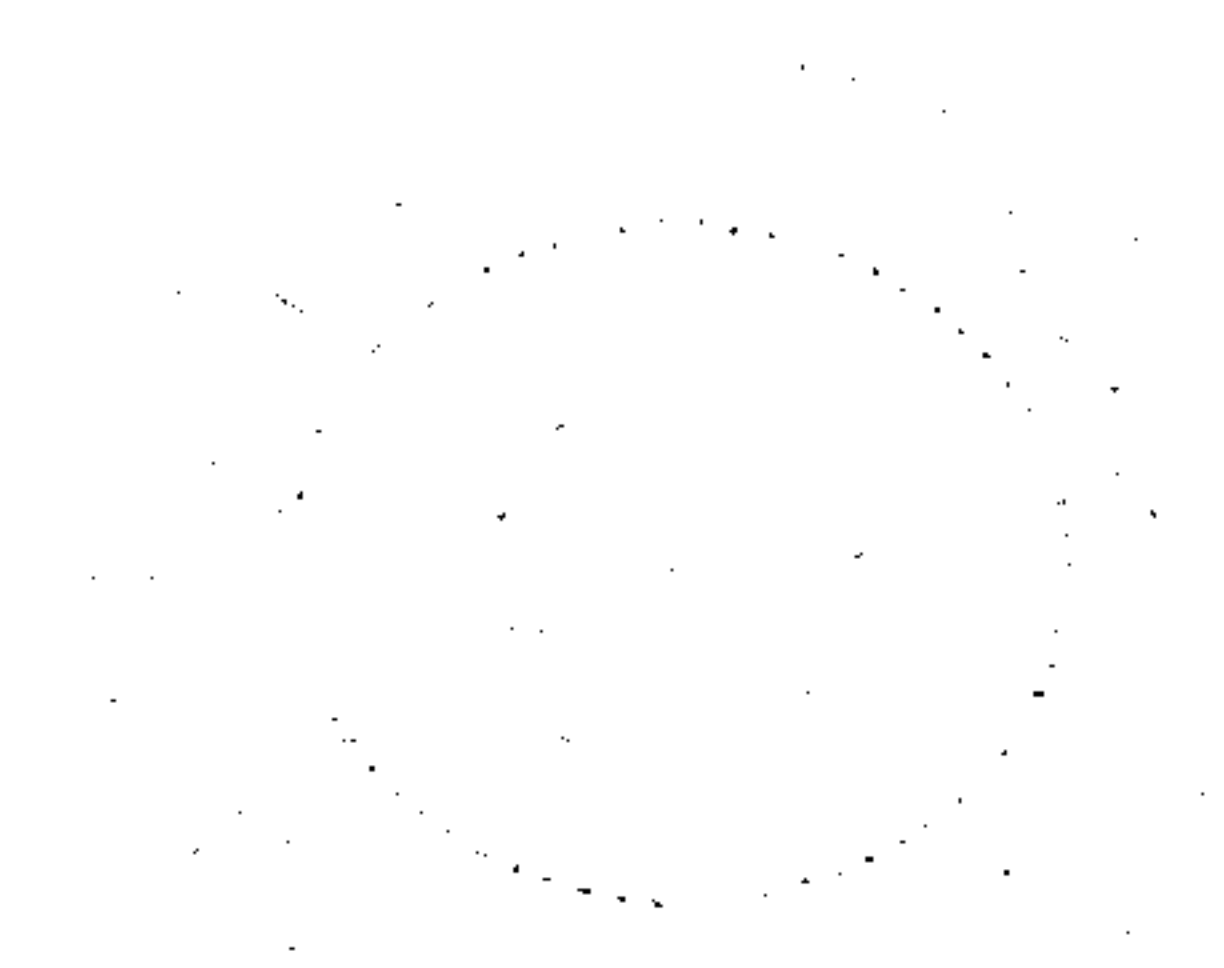
Given under my hand this 13th day of February, 2025.



Notary Public

My Commission Expires: _____

John M. Alford
Notary Public, Alabama State At Large
My Commission Expires March 28, 2026





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/14/2025 11:33:09 AM
 \$239.00 PAYGE
 20250214000045800

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name DIANE W HICKS
 Mailing Address 326 ST CHARLES WAY
HELENA, AL 35080

Grantee's Name GERRAD M HICKS
 Mailing Address 589 APPLEFORD ROAD
HELENA, AL 35080

Property Address 326 ST CHARLES WAY
HELENA, AL 35080

Date of Sale 2.13.25
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 210800.00

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 ASSOR'S WEBSITE

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 JOHN M ALFORD

☒ Unattested

(verified by)

Sign _____

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

Form RT-1