

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2025-12

Send Tax Notice To:
DEIDRE M JUSTICE AKA DEIDRE M WILLIE
135 Cahaba Club Dr
Helena AL 35080

**GENERAL WARRANTY DEED
GIVEN TO CLEAR TITLE**

Value: \$310,000.00

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN DOLLARS (\$10,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **PHILIP JUSTICE, HEIR AT LAW OF RITA MARLENE JUSTICE**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **DEIDRE M JUSTICE AKA DEIDRE M WILLIE** (herein referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 909, according to the Map and Survey of Old Cahaba Sector 9, as recorded in Map Book 26, Page 149, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

This property is not the homestead of PHILIP JUSTICE or his/her spouse.

HEIRSHIP AFFIDAVITS RECORDED IN INSTRUMENT NOS:

202502/20000 42620

202502/20000 42630

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 5th day of February, 2025.

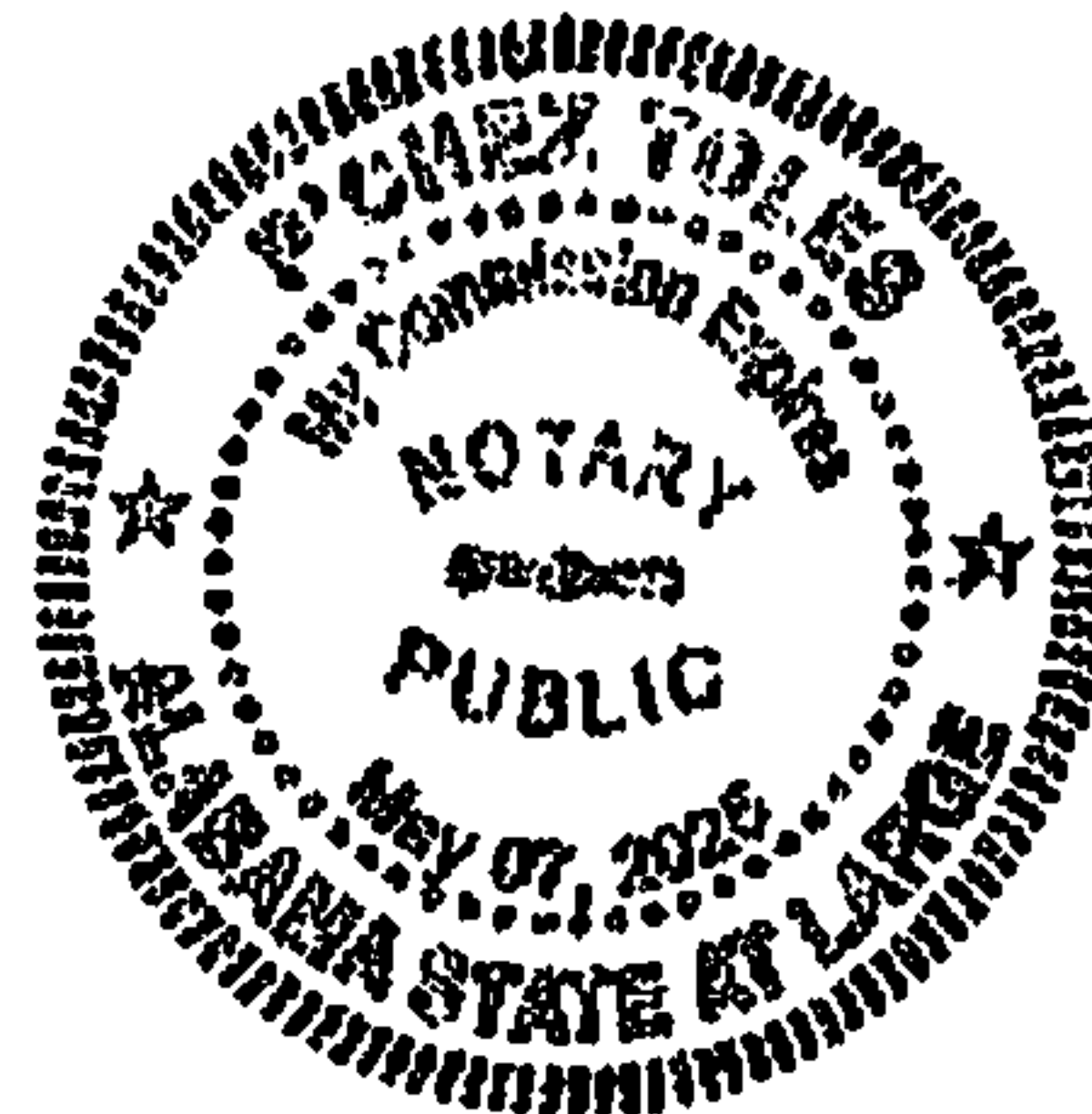

PHILIP JUSTICE, HEIR AT LAW OF RITA MARLENE JUSTICE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **PHILIP JUSTICE**, 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, he/she has executed the same voluntarily as heir at law and with full authority on the day the same bears date.

Given under my hand and official seal, this 5th day of February, 2025.


NOTARY PUBLIC
My Commission Expires: May 7, 2025



Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressPhilip Justice
16 Dogwood Dr
Clanton AL 35045Grantee's Name
Mailing AddressDedre M Justice ALA
135 Cahaba Club Dr
Helena AL 35080
Dedre
M Justice

Property Address

135 Cahaba Club Dr
Helena AL 35080

Date of Sale

2/5/2025

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value \$

1/3 \$103,300.00

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☐ Other1/2 \$51,650

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 2-18-25

Print

Jennifer Ramiel

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
 02/19/2025 09:31:06 AM
 \$80.00 JOANN
 20250219000048570

Allie S. Bayl