



20250226000057430 1/5 \$222.00  
Shelby Cnty Judge of Probate, AL  
02/26/2025 03:12:07 PM FILED/CERT

This document prepared by:  
Elizabeth A. Roland, Attorney  
Roland Milling Law LLC  
310 Canyon Park Drive  
Pelham, AL 35124

Description furnished by Grantor. No  
survey examined and no title examination  
made by this attorney. Source of title:  
20160815000291480, Shelby County  
Probate Judge, Shelby County, Alabama  
08/15/2016

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand and other good and valuable consideration paid by the Grantee herein, the receipt and of which is acknowledged, and as per the court Order dated July 16, 2024 in case numbers 58CV-2023-900173.00 and 58CV-2022-900624.00, We, **Shawwna Ellis Bailey** and **Warren Bailey** as Co-Personal Representatives of the Estate of Howard Neil Bailey, Case No.: PR-2022-000337 as recorded in Shelby County, Alabama, and the heirs of the Estate of Howard Neil Bailey, **Howard Neil Bailey, II**, and **Dawn Bailey Duffy**, herein referred to as Grantors, do hereby grant, bargain, sell, warrant and convey unto **Mallory Hope Bailey**, an unmarried woman, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, having a property address of 9350 Brook Forest Circle, Helena, Alabama 35080, to-wit:

Lot 50-C, Brook Forest addition to Wyndham, as recorded in Map Book 27, Page 25, in the Probate office of Shelby County, Alabama.

Subject To: Ad valorem taxes for the current year, and subsequent years.  
Restrictions, reservations, conditions and easement of record.  
Any prior reservation or conveyance, together with release of  
damages, of minerals of every kind and character, including  
but not limited to oil, gas, sand, limestone, and gravel in, on,  
and under subject property.

This property is not the homestead of any of the Grantors.

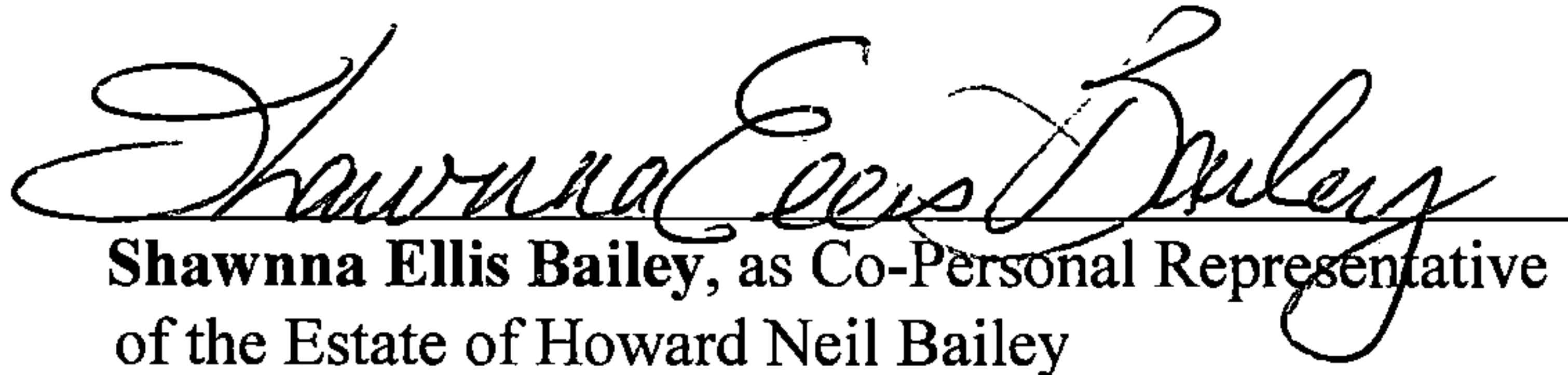
Shelby County, AL 02/26/2025  
State of Alabama  
Deed Tax:\$188.00



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**TO HAVE AND TO HOLD** the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantors do hereby covenant with the said Grantee, their successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantors and that Grantors will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 19 day of July, 2024.

  
Shawna Ellis Bailey, as Co-Personal Representative  
of the Estate of Howard Neil Bailey

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Shawna Ellis Bailey**, as Co-Personal Representative of the Estate of Howard Neil Bailey, 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 the 19<sup>th</sup> day of July, 2024.



Notary Public

My commission expires:

**KAITLYN M. BURKS**  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES AUG. 30, 2027

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 12 day of Jun, 2024.



Warren Bailey, as Co-Personal Representative of the  
Estate of Howard Neil Bailey

STATE OF ALABAMA     )  
SHELBY COUNTY        )

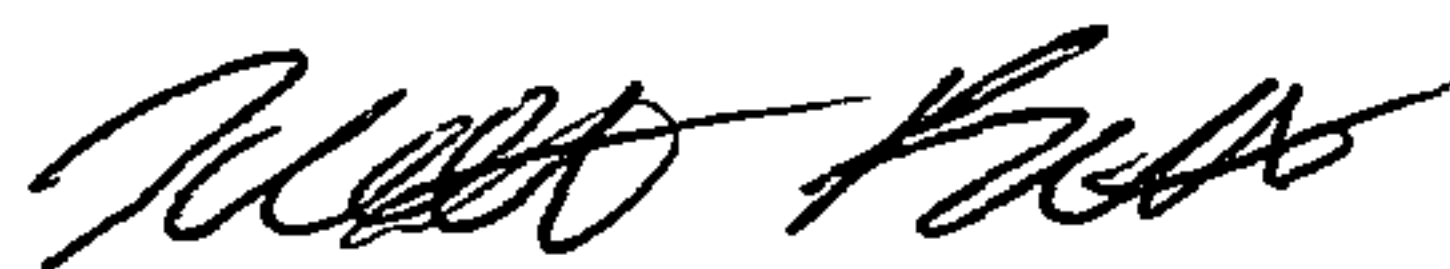
I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Warren Bailey**, as Co-Personal Representative of the Estate of Howard Neil Bailey, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.





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Given under my hand and official seal this the 12<sup>th</sup> day of June, 2024.



Notary Public

My commission expires:

**KAITLYN M. BURKS**  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES AUG. 30, 2027

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 25<sup>th</sup> day of June, 2024.



Howard Neil Bailey, II

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Howard Neil Bailey, II**, heir of the Estate of Howard Neil Bailey, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of June, 2024.

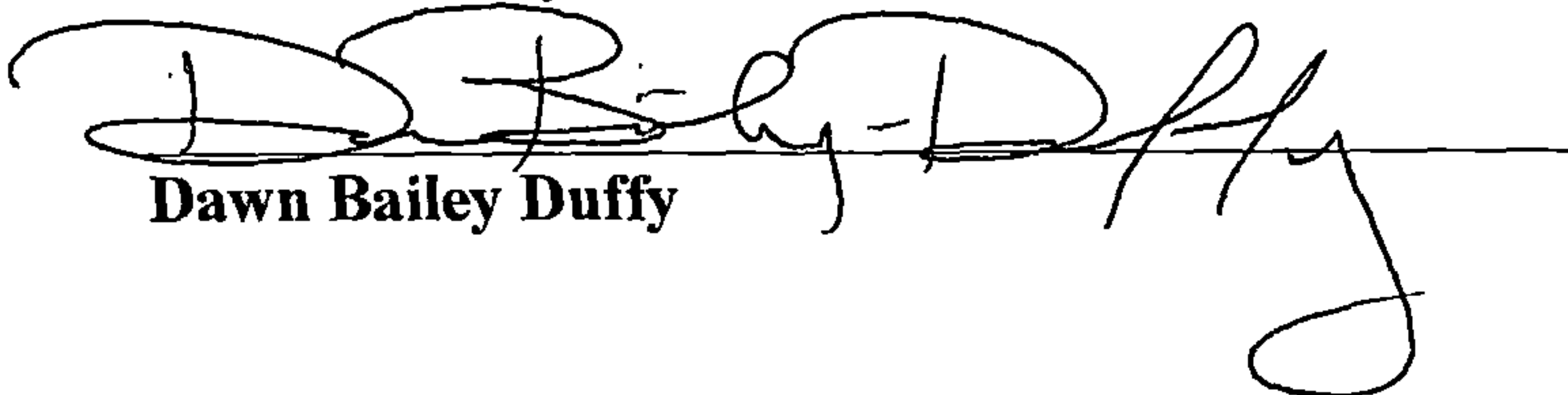


Notary Public

My commission expires:

**KAITLYN M. BURKS**  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES AUG. 30, 2027

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 20<sup>th</sup> day of June, 2024.



Dawn Bailey Duffy

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Dawn Bailey Duffy**, as heir of the Estate of Howard Neil Bailey, 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 the 20<sup>th</sup> day of June, 2024.



Notary Public

My commission expires:

**KAITLYN M. BURKS**  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES AUG. 30, 2027

Send tax notice to:  
Mallory Hope Bailey  
9350 Brook Forest Circle  
Helena, AL 35080



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## Real Estate Sales Validation Form

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

Grantor's Name Shawwna and Warren Bailey  
Mailing Address Estate of Howard Neil Bailey  
758 Rosebury Road  
Helena, AL 35080

Grantee's Name Mallory Hope Bailey  
Mailing Address 9350 Brook Forest Circle  
Helena, AL 35080

Property Address 9350 Brook Forest Circle  
Helena, AL 35080

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 187,800

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 Tax Assessor |
| <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

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 \_\_\_\_\_

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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