

This instrument was prepared by:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, AL 35205

Send Tax Notices to:

Kenneth A. Wheeler
101 Greenfield Lane
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20250404000101370 1/3 \$164.00
Shelby Cnty Judge of Probate, AL
04/04/2025 10:39:28 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor(s), Kenneth A. Wheeler, as Personal Representative of the Estate of Barbara W. Wheeler, deceased, Probate Case No. PR-2024-000725, Shelby County, Alabama, (herein referred to as Grantor(s), in hand paid by the Grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant(s) bargain(s), sell(s) and convey(s) a fifty percent (50%) undivided interest unto the said Kenneth A. Wheeler and a fifty percent (50%) undivided interest unto the said Paula Chamblee, Roger E. Lemley, Jr. and Denise L. Caine, (herein referred to as Grantee(s), the following described real estate, situated in Shelby County, Alabama to-wit:

LOT 22, ACCORDING TO THE SURVEY OF GREENFIELD SECTOR 1, AS RECORDED IN MAP BOOK 15, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Ad valorem taxes for the current tax year, 2025.
2. Easements, restrictions, conditions and reservations of record, if any.

Property Address: 101 Greenfield Lane, Alabaster, AL 35007

THE GRANTEES NAMED HEREIN CONSTITUTE ALL OF THE HEIRS AND NEXT-OF-KIN OF BARBARA W. WHEELER, DECEASED, PROBATE CASE NO. PR-2024-000725, SHELBY COUNTY, ALABAMA:

ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION:

TO HAVE AND TO HOLD, to the said Grantee, his/her/their heirs, successors and assigns forever.

Shelby County, AL 04/04/2025
State of Alabama
Deed Tax: \$136.00

IN WITNESS WHEREOF, the undersigned has hereto set
his/her/their/Its signature(s) and seal(s) this the 4th day of
April, 2025.

Kenneth A. Wheeler
Kenneth A. Wheeler,
as Personal Representative
of the Estate of Barbara W.
Wheeler, deceased, Probate
Case PR-2024-000725, Shelby
County, Alabama

STATE OF ALABAMA)

SHELBY COUNTY)



20250404000101370 2/3 \$164.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said State and
in said County, hereby certify that Kenneth A. Wheeler, whose name
as Personal Representative of the Estate of Barbara W. Wheeler,
deceased Probate Case No. PR-2024-000725, Shelby County, Alabama
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 as such Personal Representative,
and with full authority executed the same voluntarily for and as
the act of said Estate.

GIVEN under my hand and official seal on this the 4th day
of April, 2025.

[Signature]
Notary Public

{NOTARIAL SEAL}



My Commission Expires: 8/29/2027



20250404000101370 3/3 \$164.00
Shelby Cnty Judge of Probate, AL
04/04/2025 10:39:28 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Kenneth A. Wheeler, as Personal Representative of the Estate of Barbara W. Wheeler, deceased, Probate Case No. PR-2024-000725, Shelby County, Alabama Grantee's Name Kenneth A. Wheeler Paula Chamblee, Roger E. Lemley, Jr. and Denise L. Caine

Mailing Address 101 Greenfield Lane
Alabaster, AL 35007

Mailing Address 101 Greenfield Lane
Alabaster, AL 35007

Property Address 101 Greenfield Lane
Alabaster, AL 35007

Date of Sale: 4/4/2025
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 271,560.00

Recording Value \$ 271,560.00

8 = 135,780.00
[Signature]

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 Appraisal
 Sales Contract X Other the recording value is determined by use of
 Closing Statement the Shelby County Revenue Commissioner's appraised value.

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 validation, 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: 4/4/2025
 Unattested

(verified by)

Print Name: Anthony D. Snable, Attorney

Sign [Signature]

(Grantor/Grantee/Owner/Agent) (Circle one)