

THIS INSTRUMENT PREPARED BY:

Ann S. Derzis
Attorney at Law
2 Riverchase Office Plaza, Suite 105
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JESSICA ANN BORDERS
1353 WILLOW OAKS DRIVE
WILSONVILLE, ALABAMA 35186

TITLE NOT EXAMINED BY PREPARER OF THIS DEED

WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS,



20250516000150010 1/3 \$282.50
Shelby Cnty Judge of Probate, AL
05/16/2025 12:46:55 PM FILED/CERT

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

JESSICA A. BORDERS, an unmarried woman and KENTON T. BORDERS, an unmarried man,

(herein referred to as GRANTORS one or more) do grant, bargain, sell and convey unto

JESSICA A. BORDERS, an unmarried woman

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 338, according to the Survey of Willow Oaks, as recorded in Map Book 38, pages 137A, 137B and 137C, in the Probate Office of Shelby County, Alabama.

Subject to current taxed, all matters of public record, including, but not limited to easements, restrictions of record and other matters which may be viewed by observation. Mining and mineral rights excepted

Subject to a third-party mortgage in the amount of \$388,000.00 executed and recorded

THIS DEED IS GIVEN IN ACCORDANCE TO THAT FINAL JUDGMENT OF DIVORCE, DATED
4-1-2025 **UNDER CASE NUMBER DR 2024-900619 IN THE CIRCUIT COURT OF SHELBY COUNTY,**
ALABAMA

TO HAVE AND TO HOLD unto 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 have hereunto set OUR hand(s) and seal(s), this 15th day of May, 2025.

Jessica A. Borders (Seal)
JESSICA A. BORDERS,

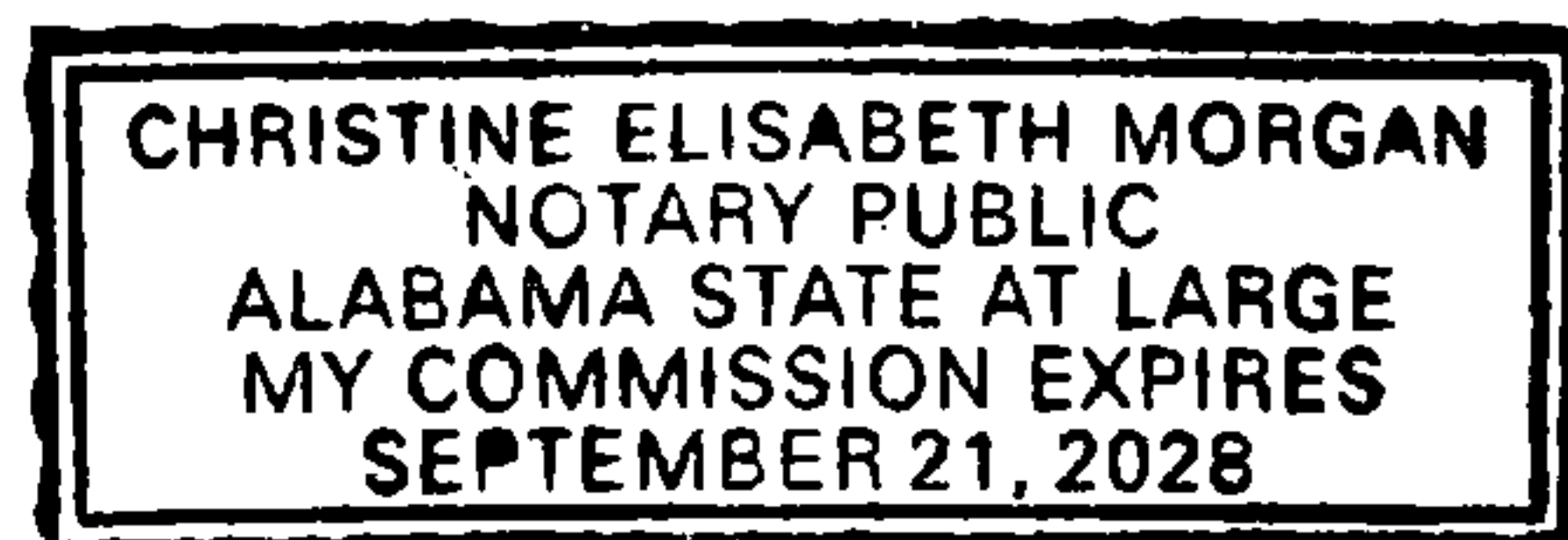
Kenton T. Borders (Seal)
KENTON T. BORDERS,

STATE OF ALABAMA }
COUNTY OF Shelby }

Shelby County, AL 05/16/2025
State of Alabama
Deed Tax: \$254.50

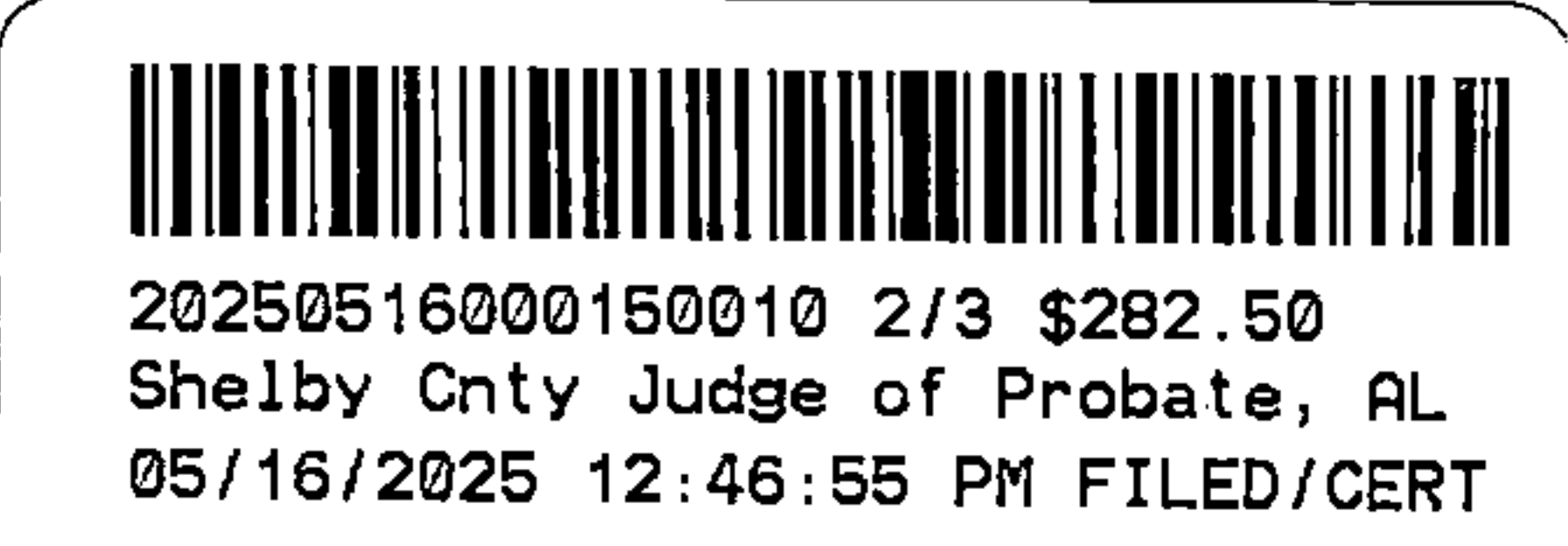
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JESSICA A. BORDERS, an unmarried woman, and KENTON T. BORDERS, an unmarried man,** whose name(s) IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day, that, being 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 15th day of May, 2025.



Christine Elisabeth Morgan
Notary Public
My Commission Expires: 9/21/28

Real Estate Sales Validation Form



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

Grantor's Name Kenton Borders
Mailing Address 231 Vineyard Ln
Birmingham AL 35242

Grantee's Name Jessica Borders
Mailing Address 1353 Willow Oaks Dr
Wilsonville AL 35186

Property Address 1353 Willow Oaks Dr
Wilsonville AL 35186

Date of Sale _____
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ 508,500

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of Documentrary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement
 Appraisal 254,250
 Other 1/2 =

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 not 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



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Shelby Cnty Judge of Probate, AL
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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 from my result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/16/25

Print Jessica Borders

Unattested
(verified by)

Sign Jessica Borders
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1