

This Instrument was Prepared by:

Send Tax Notice To: Samuel Wayne Wheeler
Samantha Nicole Wheeler

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-25-30529

118 Arlington St
Columbiana, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Ninety Five Thousand Dollars and No Cents (\$395,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Walter James White, a single man, Julie Patrice White Kneipp, a married woman, Nathan White, a single man, Ryan White, a single man and Milton Falkner White, III, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Samuel Wayne Wheeler and Samantha Nicole Wheeler**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

Lot 6, of Arlington Street Extension Subdivision, recorded in Map Book 11, Page 65, in the Probate Office of Shelby County, Alabama.

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors herein or spouse, if any.

Grantors are all the heirs at law of Margaret Gay White, deceased, having died on December 13, 2024.

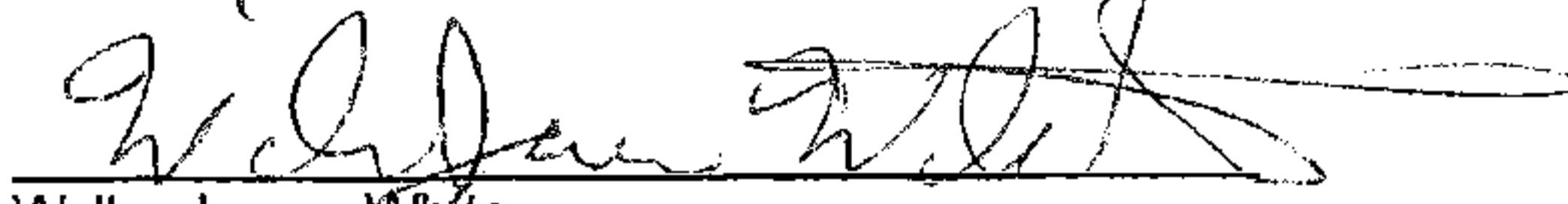
\$375,250.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of

May, 2025.



Walter James White

State of Alabama

County of Shelby

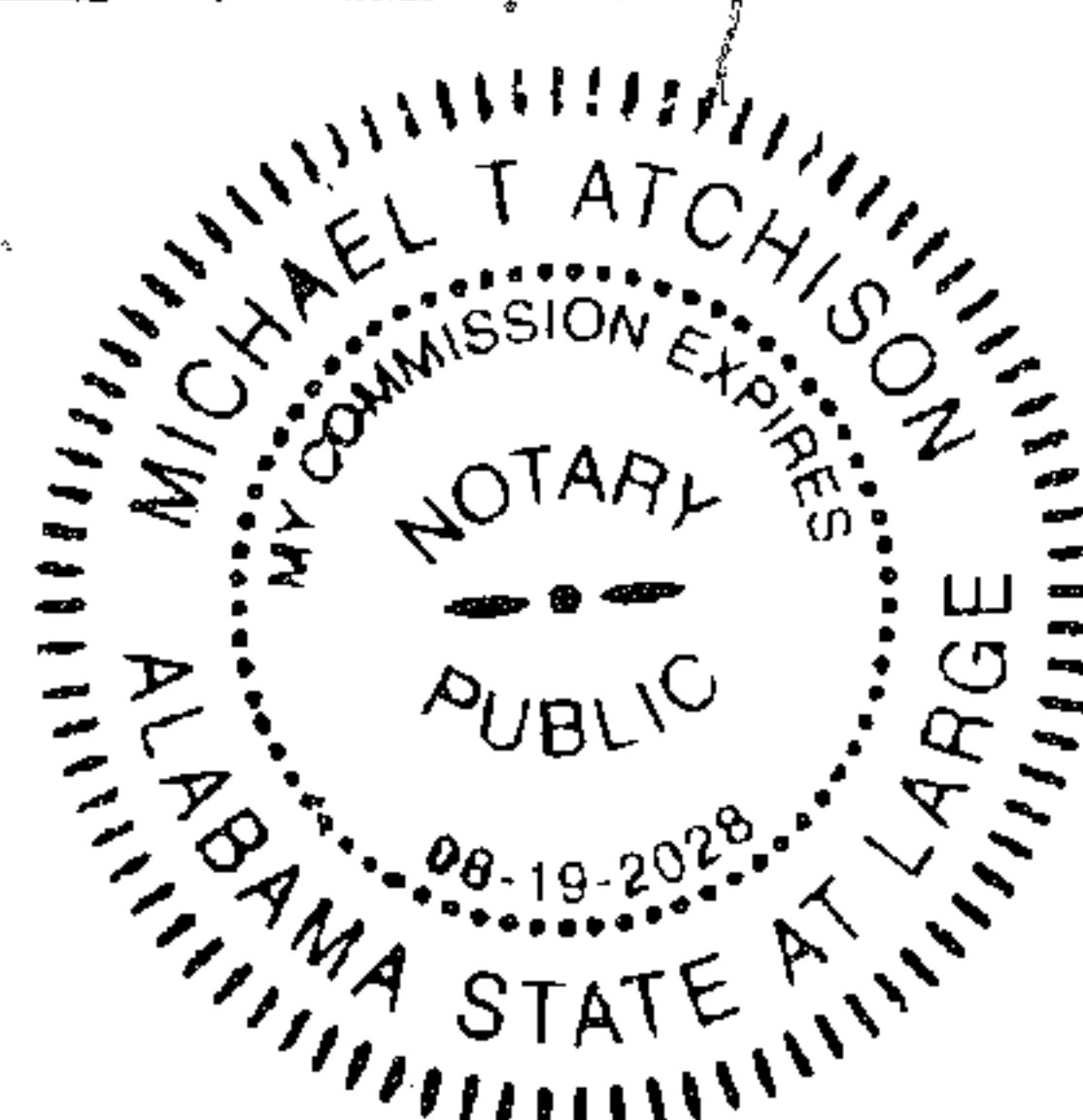
I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Walter James White, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of May, 2025.



Notary Public, State of Alabama

My Commission Expires: 8-19-28

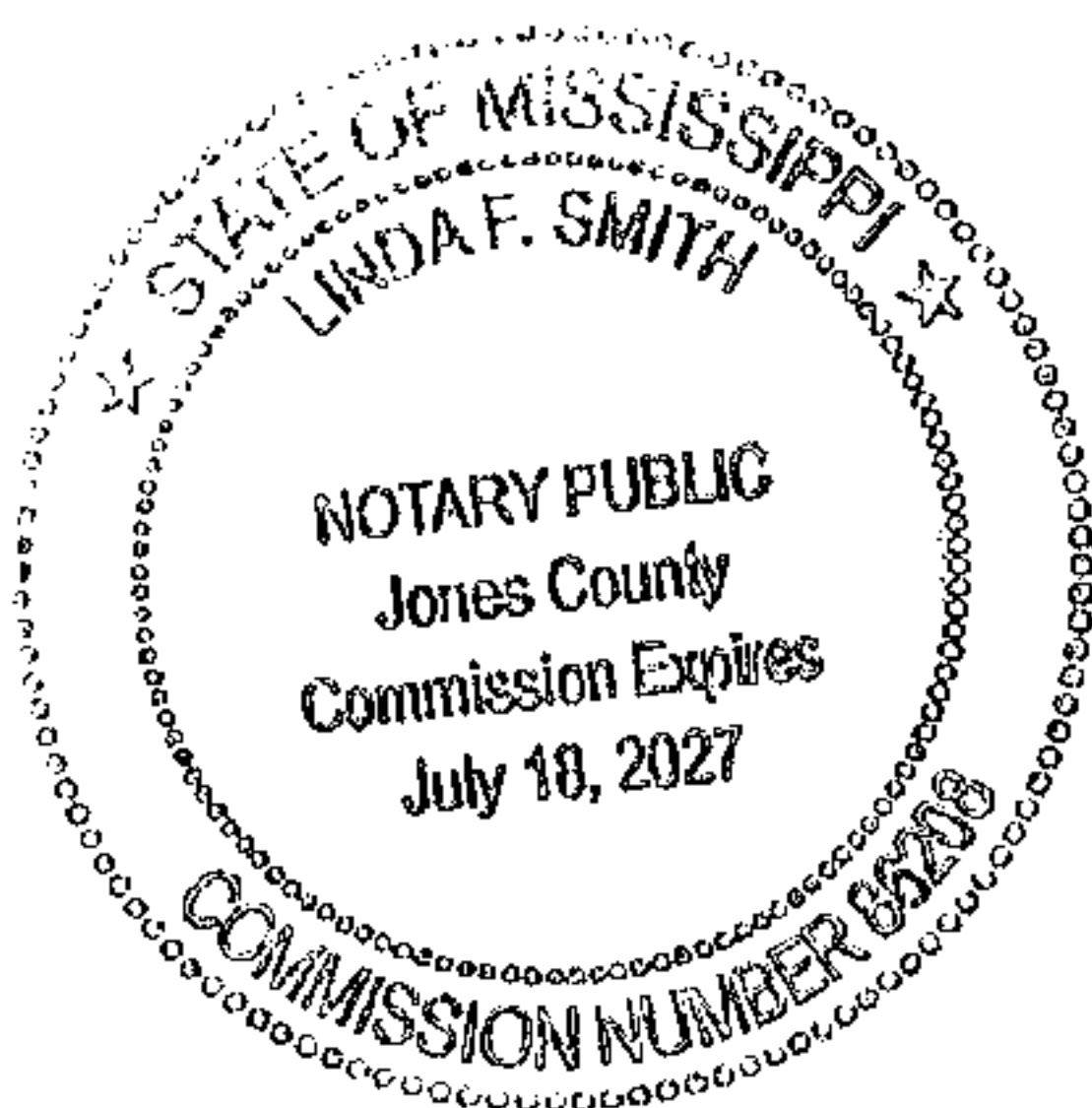


STATE OF Mississippi
COUNTY OF Jones

Julie Patrice White Kneipp
Julie Patrice White Kneipp

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Julie Patrice White Kneipp, 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 executed the same voluntarily on the day the same bears date.

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



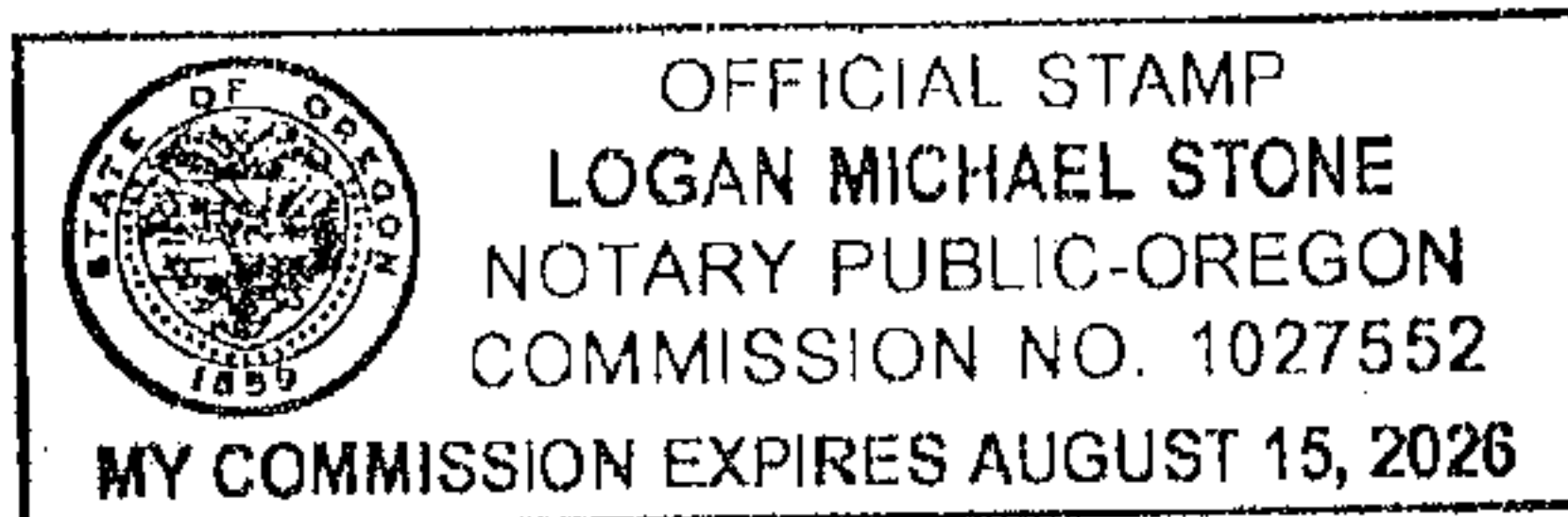
Linda F. Smith
Notary Public
My Commission Expires: July 18, 2027


Milton Falkner White, III


STATE OF Oregon
COUNTY OF Jackson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Milton Falkner White, III*, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of May, 2025.



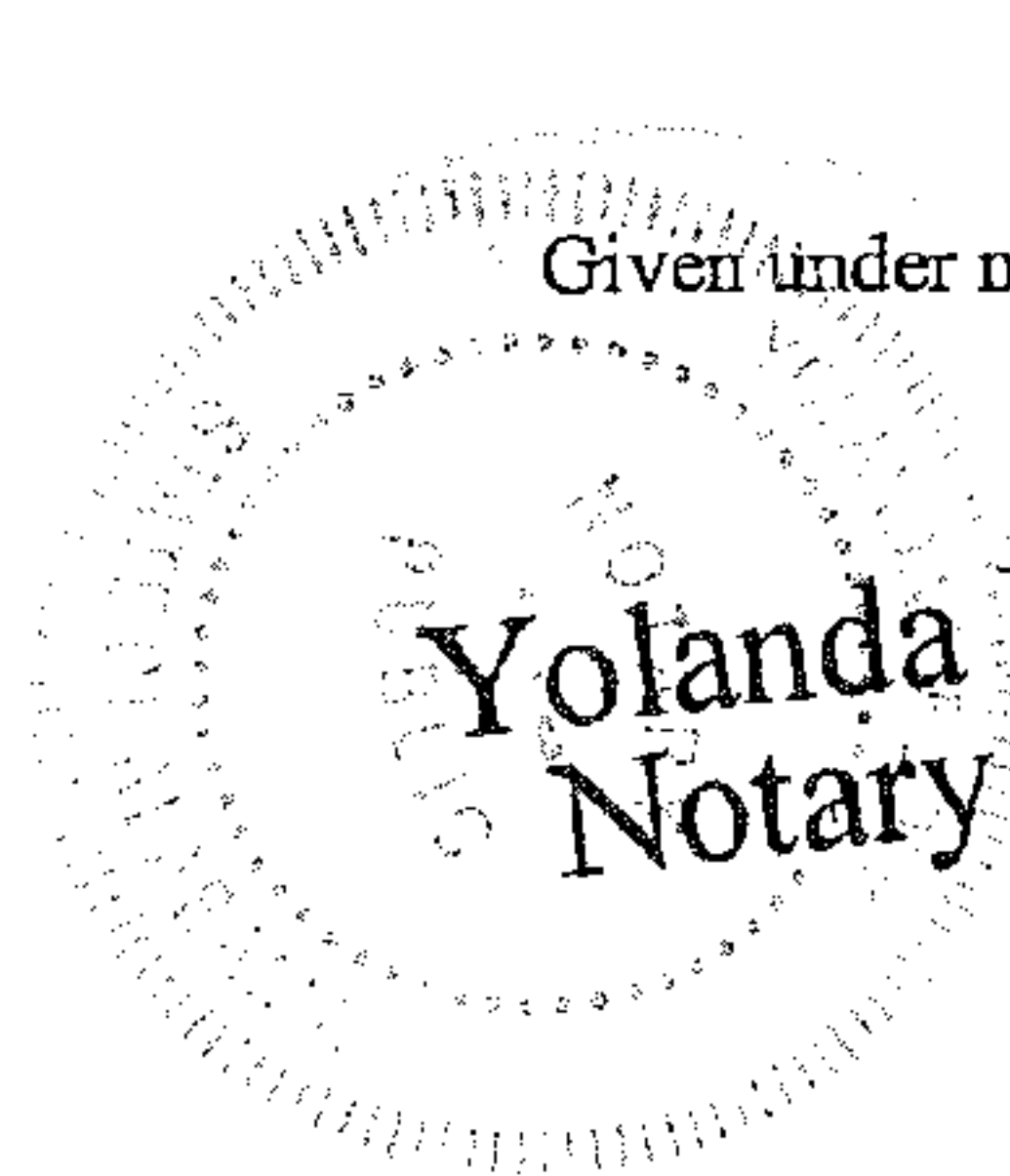

Notary Public
My Commission Expires: August 15th, 2026




Nathan White

STATE OF Alabama
COUNTY OF Montgomery

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Nathan White**, 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 executed the same voluntarily on the day the same bears date.

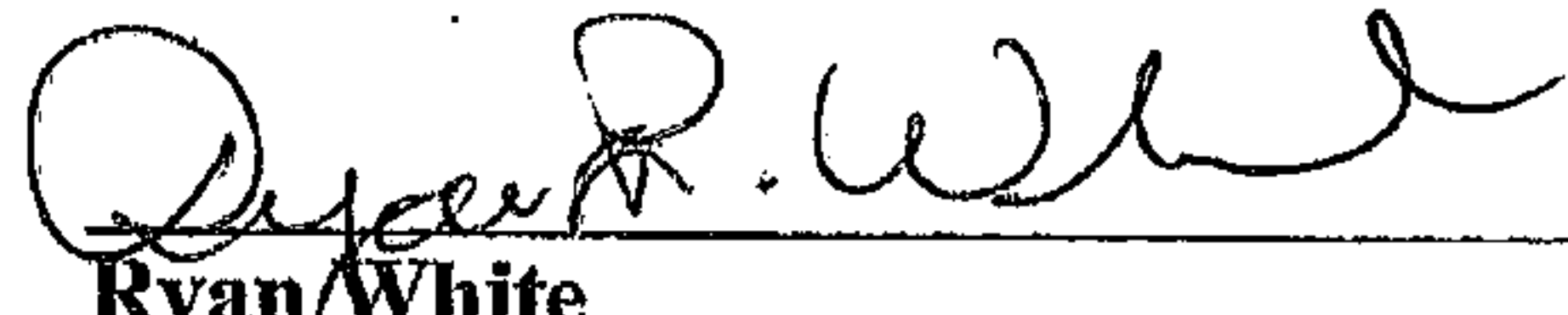


Given under my hand and official seal this 14th day of May, 2025.



Notary Public
My Commission Expires:

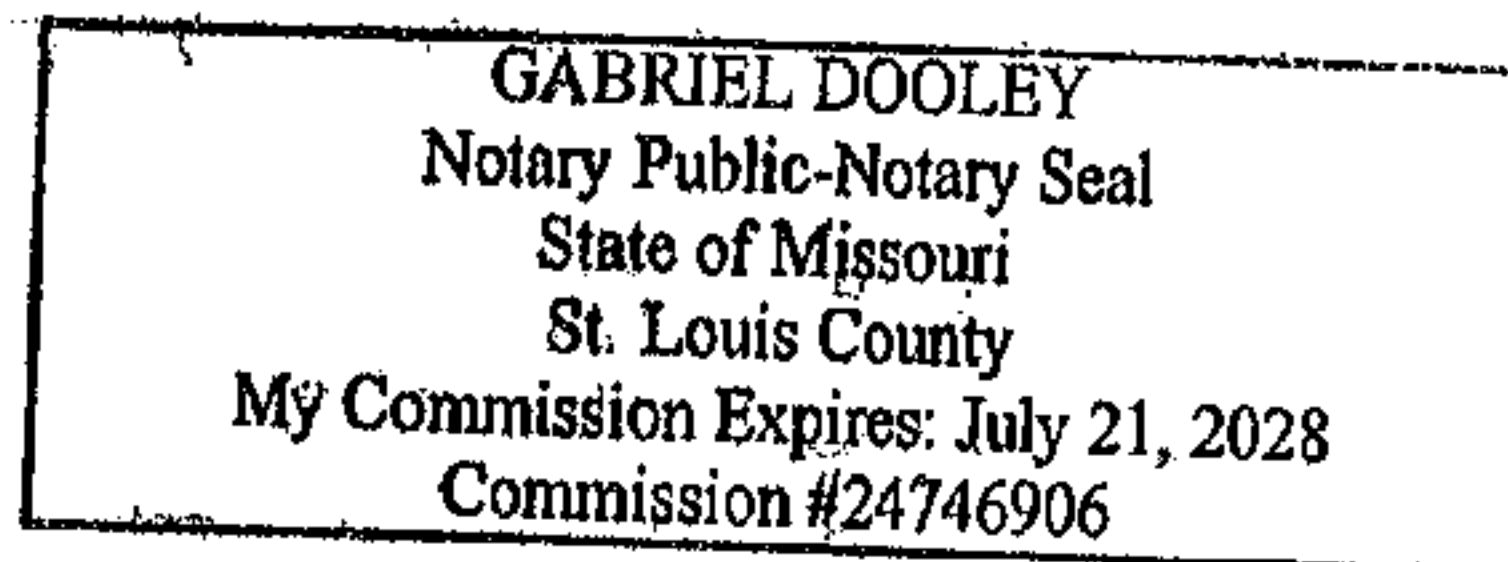
My Commission Expires
April 21, 2027



Ryan White

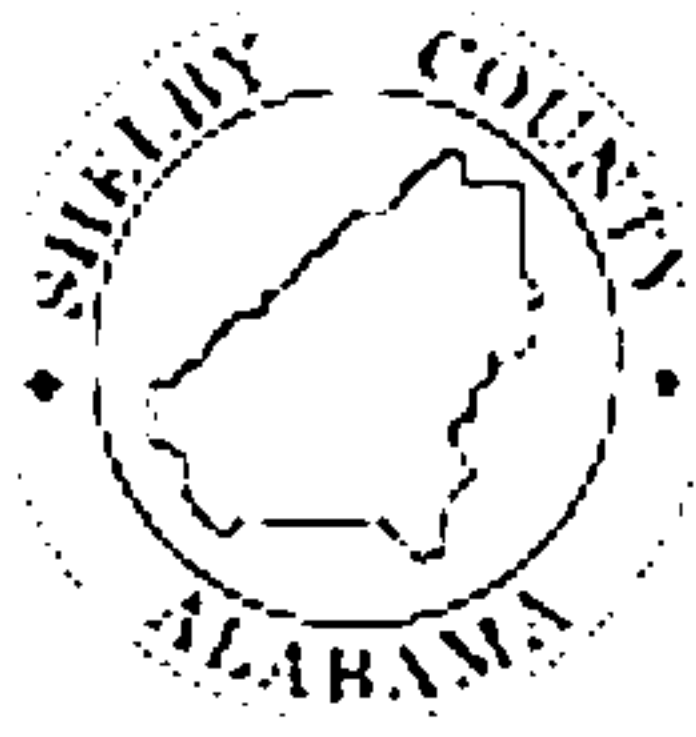
STATE OF Missouri
COUNTY OF St. Louis

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ryan White**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of May, 2025.




Notary Public
My Commission Expires: 07/21/28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2025 01:47:26 PM
\$60.00 KELSEY
20250520000153110

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Walter James White Julie Patrice White Kneipp Nathan White Ryan White Milton Falkner White III	Grantee's Name	Samuel Wayne Wheeler Samantha Nicole Wheeler
Mailing Address	459 Oxford Way Pelham, AL 35124	Mailing Address	<u>118 Arlington St</u> <u>Columbiana, AL 35051</u>
Property Address	118 Arlington St. Columbiana, AL 35051	Date of Sale	May 20, 2025
		Total Purchase Price	\$395,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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 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 of 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 May 12, 2025

Unattested

(verified by)

Print Walter James White

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1