

This document prepared by:
Amy R. Milling, Attorney
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:
Instrument 20171113000409760. Shelby
County Probate Judge, Shelby County,
Alabama, 11/13/2017.

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 paid by the Grantees herein, the receipt and of which is acknowledged, we, **Gregory Neil Garner and Wesley Grant Garner**, as Co-Personal Representatives of the Estate of **Jimmy Ray Garner**, Case No.: **PR-2024-001281**, as recorded in Shelby County, Alabama, herein referred to as Grantors, do hereby grant, bargain, sell, warrant and convey unto **Gregory Neil Garner and Wesley Grant Garner**, hereinafter referred to as Grantees, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Lot 361, according to the Survey of Caldwell Crossings Third Sector, as recorded in Map Book 33 Page 154, in the Probate Office of Shelby County, Alabama.


Subject to, current taxes, easements restrictions, and rights of way of record.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging to the said Grantees together with every contingent remainder and right of reversion. Grantors do hereby covenant with the said Grantees, 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.



20250617000184500 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
06/17/2025 09:11:53 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 22 day of May, 2025.



**Gregory Neil Garner as Co-Personal Representative of
the Estate of Jimmy Ray Garner**

STATE OF Alabama)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Gregory Neil Garner** as Co-Personal Representative of the Estate of **Jimmy Ray Garner**, 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 22nd day of May, 2025.



Notary Public
My commission expires:

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



20250617000184500 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
06/17/2025 09:11:53 AM FILED/CERT

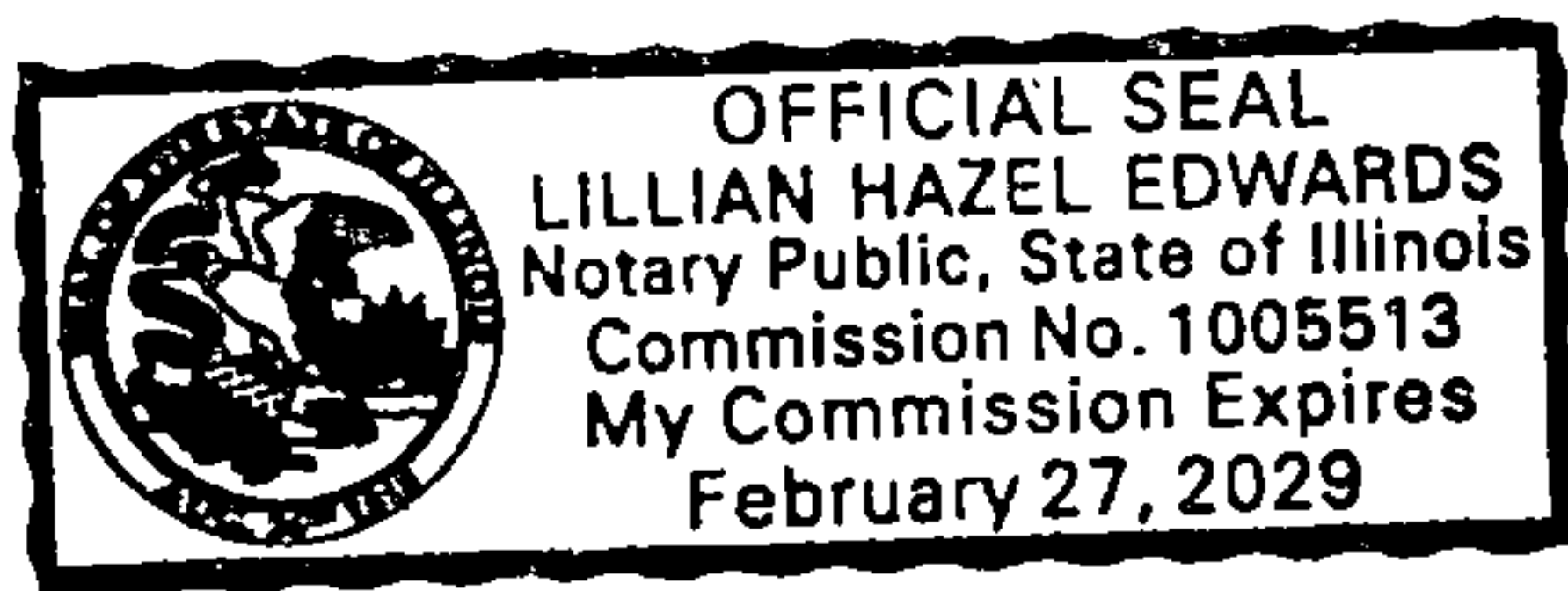
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 05 day of June, 2025.

Wesley Grant Garner as Co-Personal Representative of
the Estate of Jimmy Ray Garner

STATE OF IL)
COOK COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that
Wesley Grant Garner as Co-Personal Representative of the Estate of **Jimmy Ray Garner**, 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 05 day of June, 2025.



Notary Public

My commission expires: 02/27/29

Send tax notice to:
Greg Garner
1607 Savannah Park
Vestavia Hills, AL 35216

Real Estate Sales Validation Form

20250617000184500 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
06/17/2025 09:11:53 AM FILED/CERT

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

Grantor's Name Gregory Neil Garner and
Mailing Address Wesley Grant Garner
Co-Personal Representatives of
Estate of Jimmy Ray Garner

Grantee's Name Gregory Neil Garner
Mailing Address Wesley Grant Garner
1607 Savannah Park
Birmingham, AL 35216

Property Address 4458 CROSSINGS RDG
BIRMINGHAM AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 388,900

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 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 5-22-25

Print Gregory Neil Garner

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

____ Unattested
(verified by)

Print Form

Form RT-1