

This instrument was prepared by:

Send Tax Notices to:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2112 11th Avenue South, Suite 542
Birmingham, Al 35205

Beth Harris
Linda Shaling
1056 Wyndham Lane3
Helena, AL 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100--(\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor(s), Beth Harris, a married woman and Linda Shaling an unmarried woman, (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) unto the said Beth Harris and Linda Shaling, (herein referred to as Grantee(s), the following described real estate, situated in Shelby County, Alabama to-wit:

LOT 236, ACCORDING TO THE SURVEY OF WYNDHAM-WILKERSON PHASE 4,
AS RECORDED IN MAP BOOK 24, PAGE 99, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

Subject to:

1. ADVALOREM TAXES FOR THE CURRENT TAX YEAR, 2025.
2. EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD.

THE GRANTOR, BETH HARRIS, HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE HER HOMESTEAD OR THE HOMESTEAD OF HER SPOUSE AS DEFINED BY CODE SECTON 6-10-2.

THE GRANTORS NAMED HEREIN HEREBY CONSTITUTE ALL OF THE DISTRIBUTEES AND HEIRS AT LAW OF ROBIN H. SHALING WHO DIED ON OR ABOUT FEBRUARY 19, 2019, AS MENTIONED IN THOSE CERTAIN HEIRSHIP AFFIDAVITS BEING FILED OF RECORD SIMULTANEOUSLY HEREWITH:

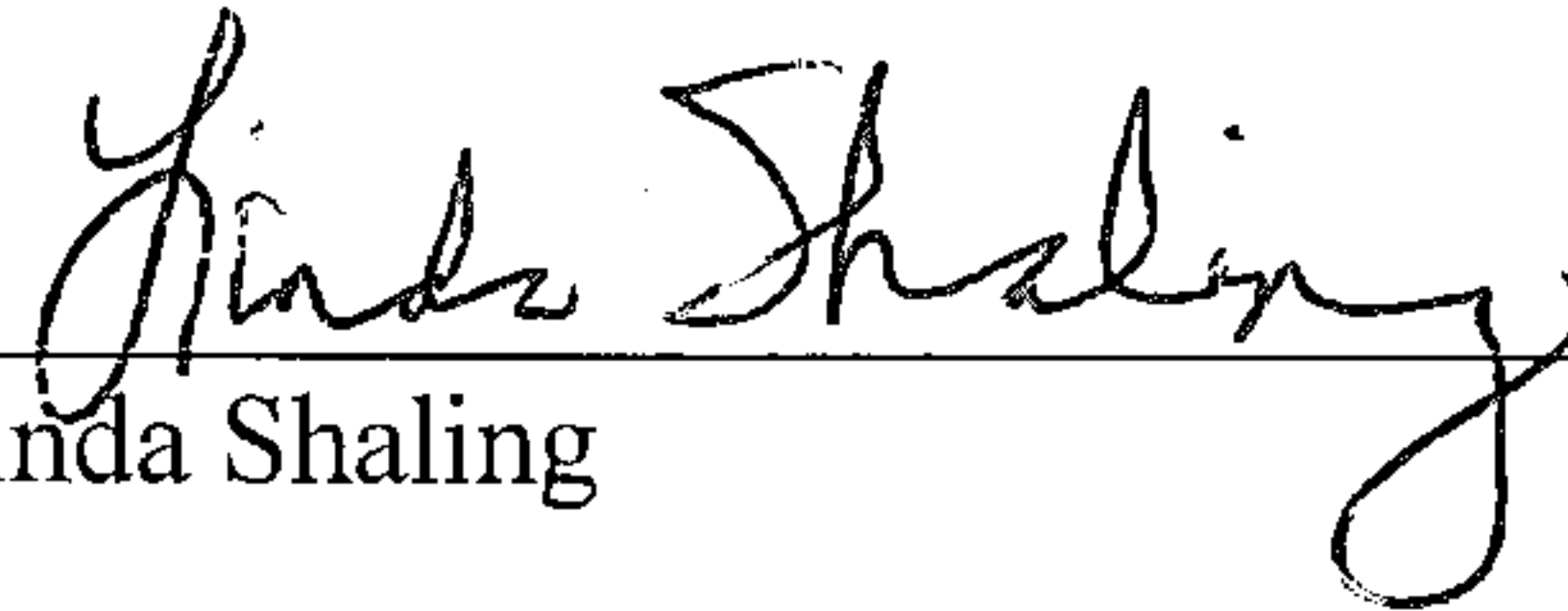
ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION:

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

IN WITNESS WHEREOF, the undersigned has hereto set his/her/their signature(s) and seal(s) this the 27th day of June, 2025.



Beth Harris



Linda Shaling

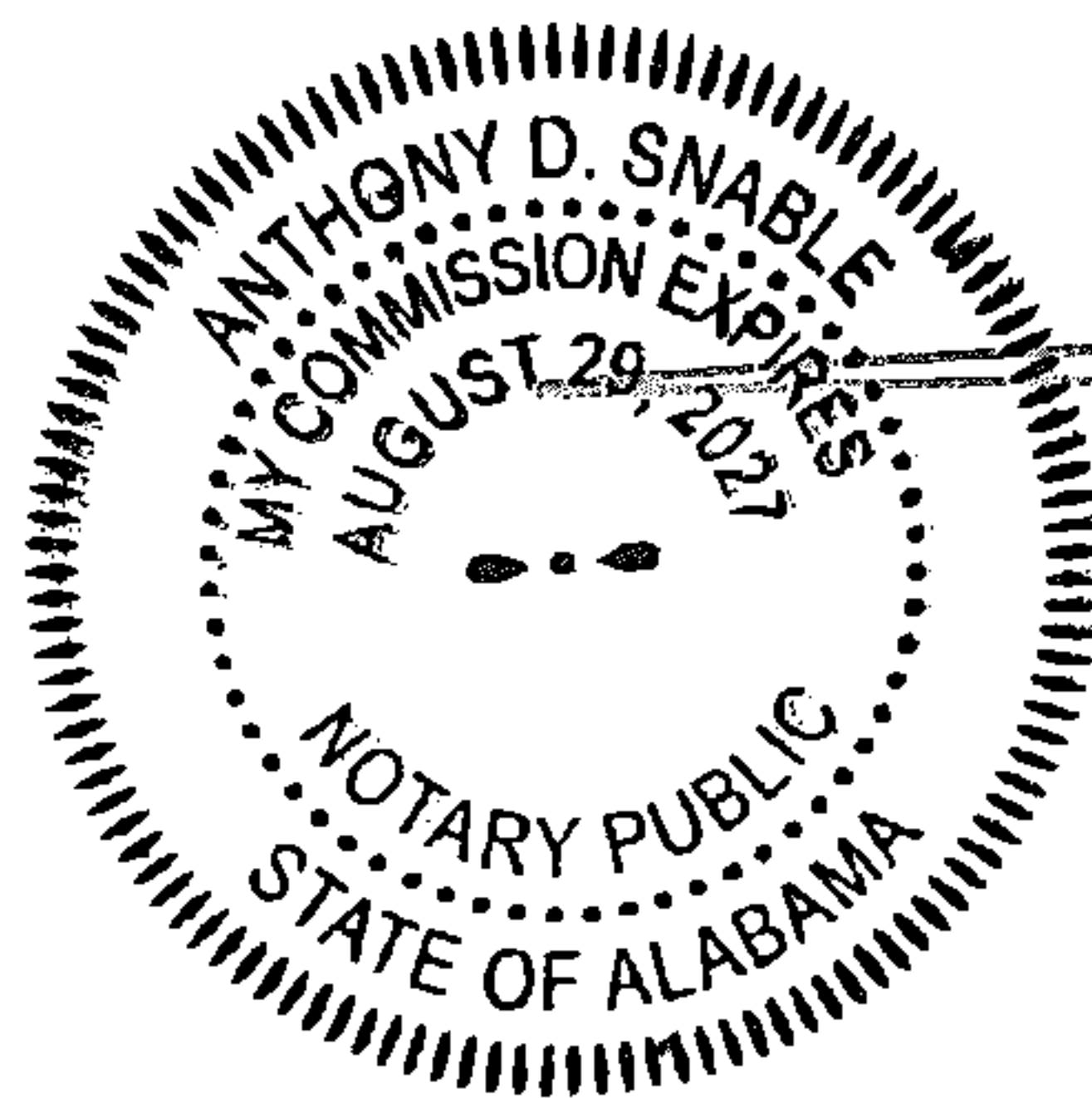
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Beth Harris, a married woman 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 for and as his/her/their act on the day the same bears date.

GIVEN under my hand and official seal on this the 27th day June, 2025.

{NOTARIAL SEAL}



Notary Public

My Commission Expires:

8-29-2027

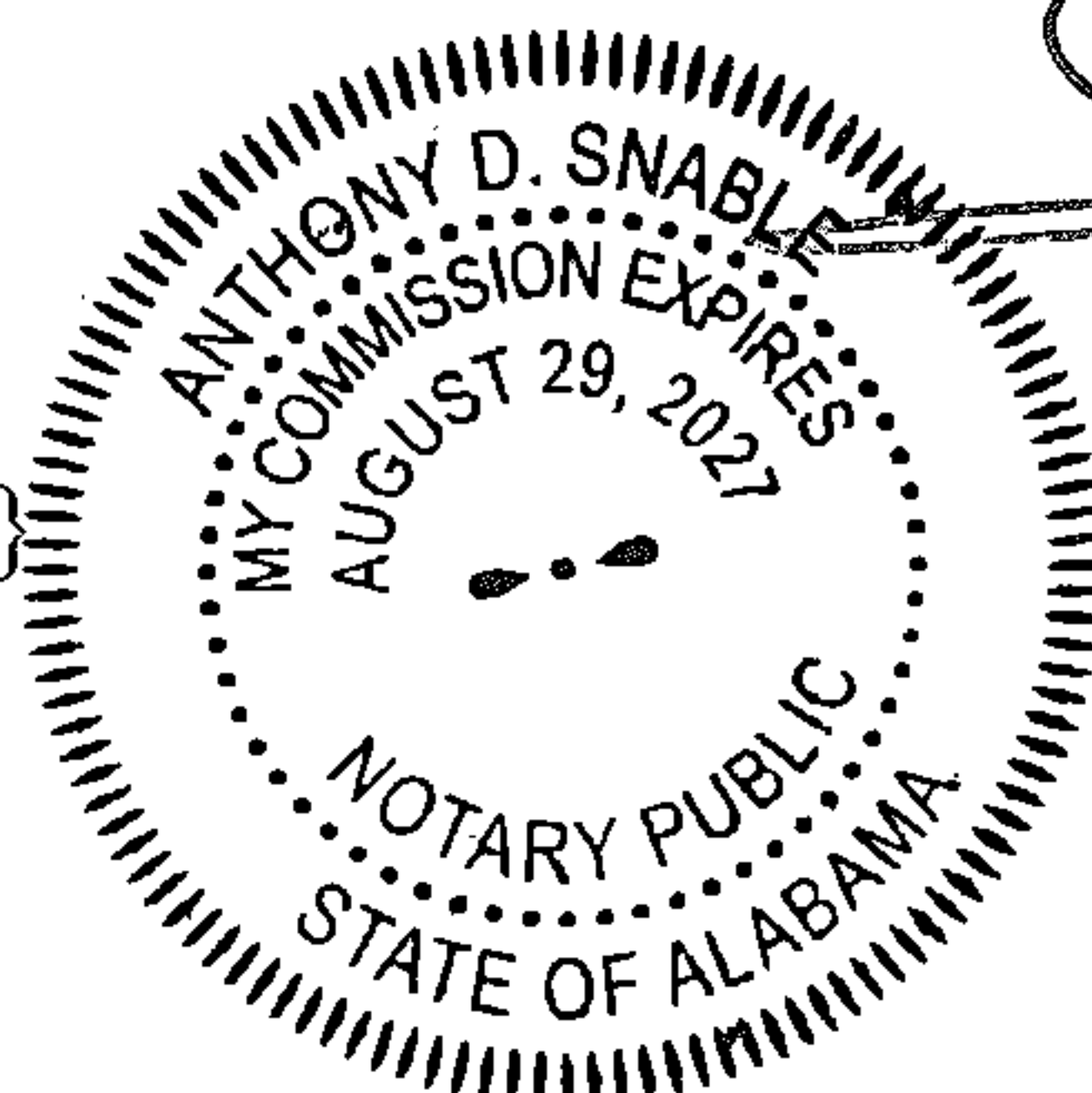
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Linda Shaling, an unmarried woman 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 for and as his/her/their act on the day the same bears date.

GIVEN under my hand and official seal on this the 27th day June, 2025.

{NOTARIAL SEAL}



Notary Public

My Commission Expires:

8-29-2027

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Beth Harris
Linda ShalingGrantee's Name Beth Harris
Linda ShalingMailing Address 1056 Wyndham Lane
Helena, AL 35080Mailing Address 1056 Wyndham Lane
Helena, AL 35080Property Address 1056 Wyndham Lane
Helena, AL 35080Date of Sale: 6/30/2025

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$194,200.00Recording Value \$194,200.00

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☒ Other The recording value is determined by the use
of the Shelby County Tax Assessor's market valuation.☐ 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 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: 6/30/2025Print Name: Anthony D. Snable, Attorney☐ Unattested

Sign _____

(verified by)

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/27/2025 12:45:39 PM
\$225.50 BRITTANI
20250627000196380

Allen S. Bayl