

# WARRANTY DEED

Send Tax Notice To: CHRISTINE WALKER 232  
LACEY AVE  
MAYLENE AL 35114

STATE OF ALABAMA  
COUNTY OF SHELBY



20250703000202560 1/4 \$183.50  
Shelby Cnty Judge of Probate, AL  
07/03/2025 10:41:41 AM FILED/CERT

Presents:

THAT IN CONSIDERATION OF FIVE HUNDRED and No/100(\$500.00) AND TO CLEAR TITLE to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, GEORGE NEIL WALKER, A MARRIED MAN AND ELIZABETH A GUDGER, A  
PERSON (herein referred to as grantors) do grant, bargain, sell and convey unto CHRISTINE WALKER (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 49, according to the Survey of Lacey's Grove Phase I, as recorded in Map Book 35, Page 137, in the Probate Office of Shelby County, Alabama.

THIS IS NOT THE HOMESTEAD OF THE ABOVE GRANTORS NOR THEIR SPOUSES

GEORGE B WALKER WHO HELD A LIFE ESTATE IN DEED 20190430000141870 FILED 4/30/19  
DIED ON OR ABOUT ON September 30, 2024

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR TITLE POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE CONDITION OF TITLE BY THE PREPARER HEREOF.

Shelby County, AL 07/03/2025  
State of Alabama  
Deed Tax: \$152.50

TO HAVE AND TO HOLD to 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.



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IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 27<sup>th</sup> day of JUNE 2025

*Elizabeth A. Gudger*  
ELIABETH A GUDGER

STATE OF Alabama *Georgia*  
COUNTY OF Jefferson *Bartow*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ELIABETH A GUDGER** and, whose names are signed to the foregoing conveyance, and whom are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

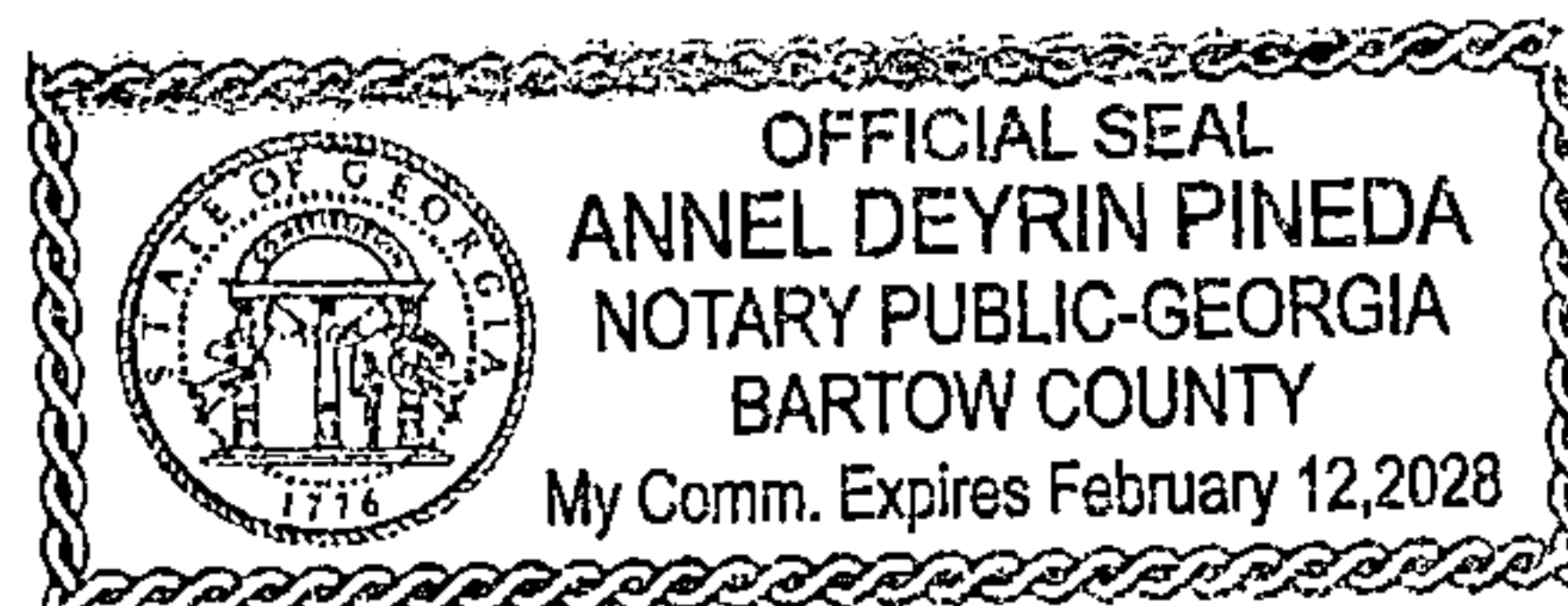
. Given under my hand and official seal, this the 27<sup>th</sup> day of JUNE 2025.

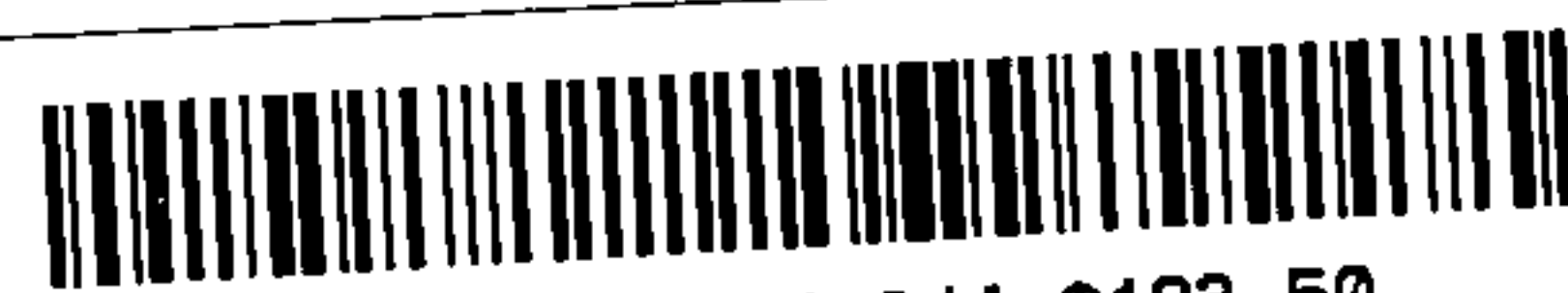
*[Signature]*

Notary Public

My Commission Expires: 02/12/2028

Prepared By:  
Jeremy Parker  
Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216





20250703000202560 3/4 \$183.50  
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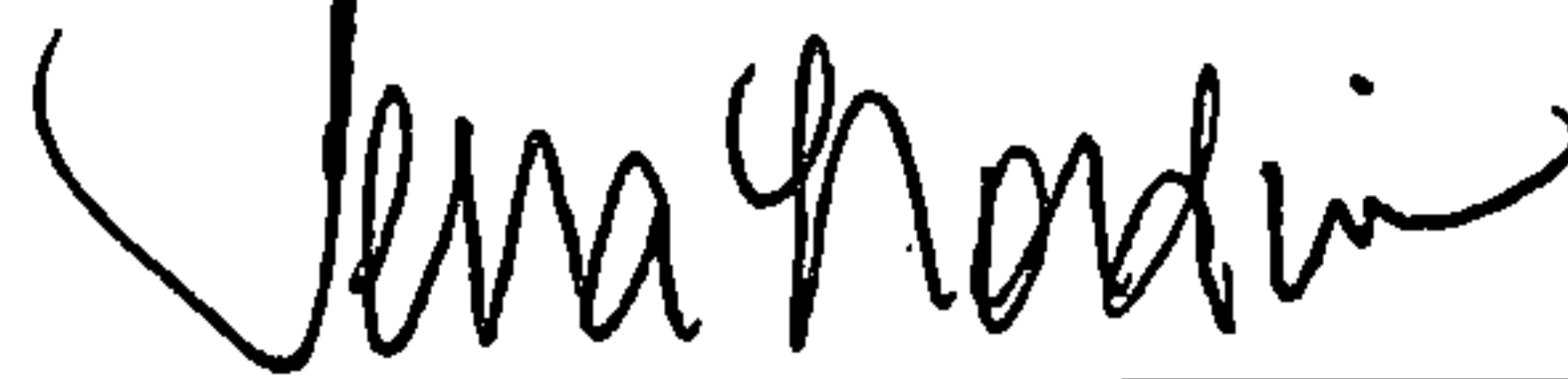
IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 18th day of JUNE 2025

  
GEORGE NEIL WALKER

STATE OF Alabama  
COUNTY OF Jefferson

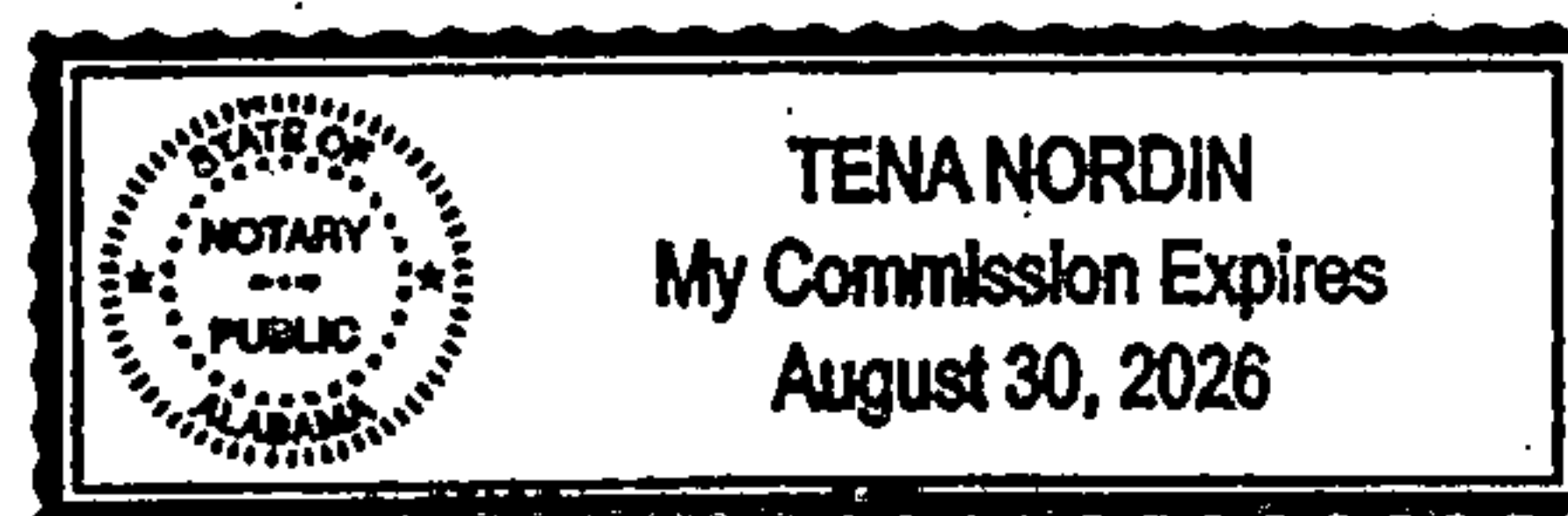
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **GEORGE NEIL WALKER**, whose names are signed to the foregoing conveyance, and whom are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

. Given under my hand and official seal, this the \_\_\_ day of JUNE 2025.



Notary Public

My Commission Expires:







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Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	GEORGE NEIL WALKER AND ELIZABETH A GUDGER	Grantee's Name	CHRISTINE WALKER
Mailing Address	301 W Grandc View Ter Maylene AL 35114		232 LACEY AVE MAYLENE, AL 35114
Property Address	232 LACEY AVE MAYLENE AL 35114	Date of Sale	JUNE 2025
		Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$304,300.00/\$152,150.00

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 to Already own 20190430000141870 BY LIFE ESTATE  
☐ 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: JUNE 2025

(verified by)

Print  
Sign: George Neil Walker  
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1