

This instrument was prepared by:

Anthony D. Snable, Attorney  
SNABLE LAW FIRM, LLC  
2737 Highland Avenue South  
Birmingham, Al 35205

Send Tax Notices to:

Linda Shaling  
1056 Wyndham Ln.  
Helena, AL 35080

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Seven Thousand and No/100--(\$67,000.00) Dollars to the undersigned Grantor(s), Beth Harris, a married 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 Linda Shaling, (herein referred to as Grantee(s), the following described real estate, situated in Shelby County, Alabama to-wit:

Grantor herein conveys her undivided one-half interest in and to the following described property:

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.

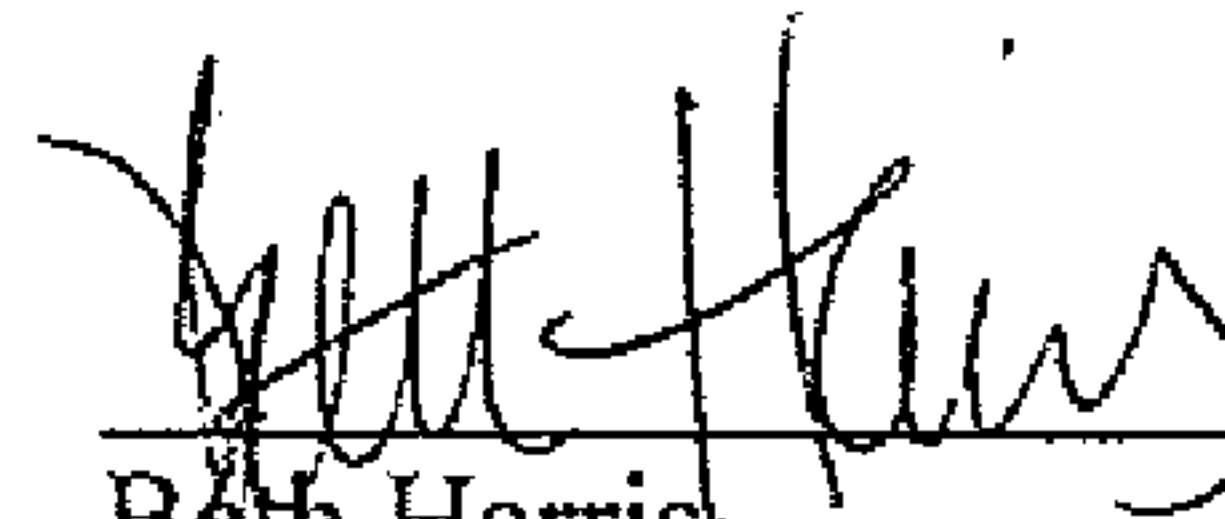
ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION:

All of the purchase price recited above was paid from mortgage loan closed simultaneously herewith:

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 8<sup>th</sup> day of August, 2025.

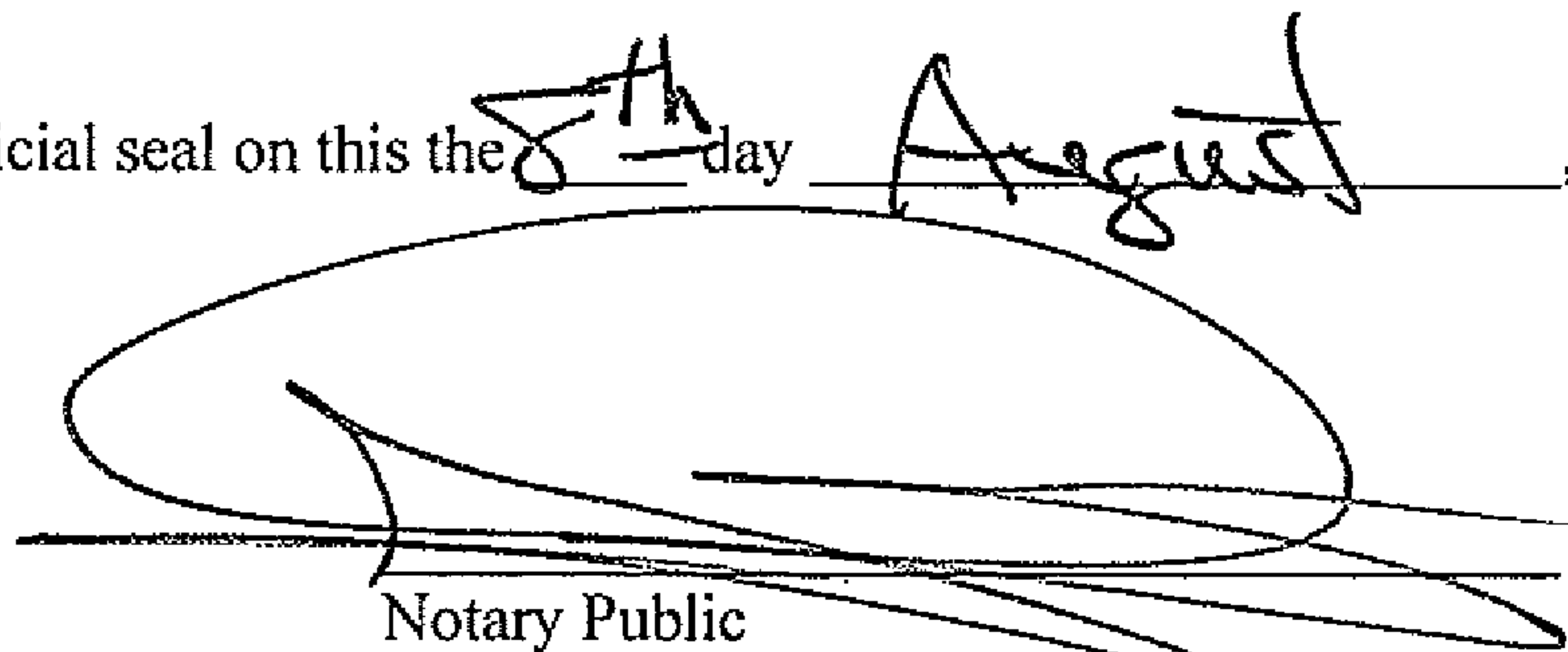
  
Beth Harris

STATE OF ALABAMA )

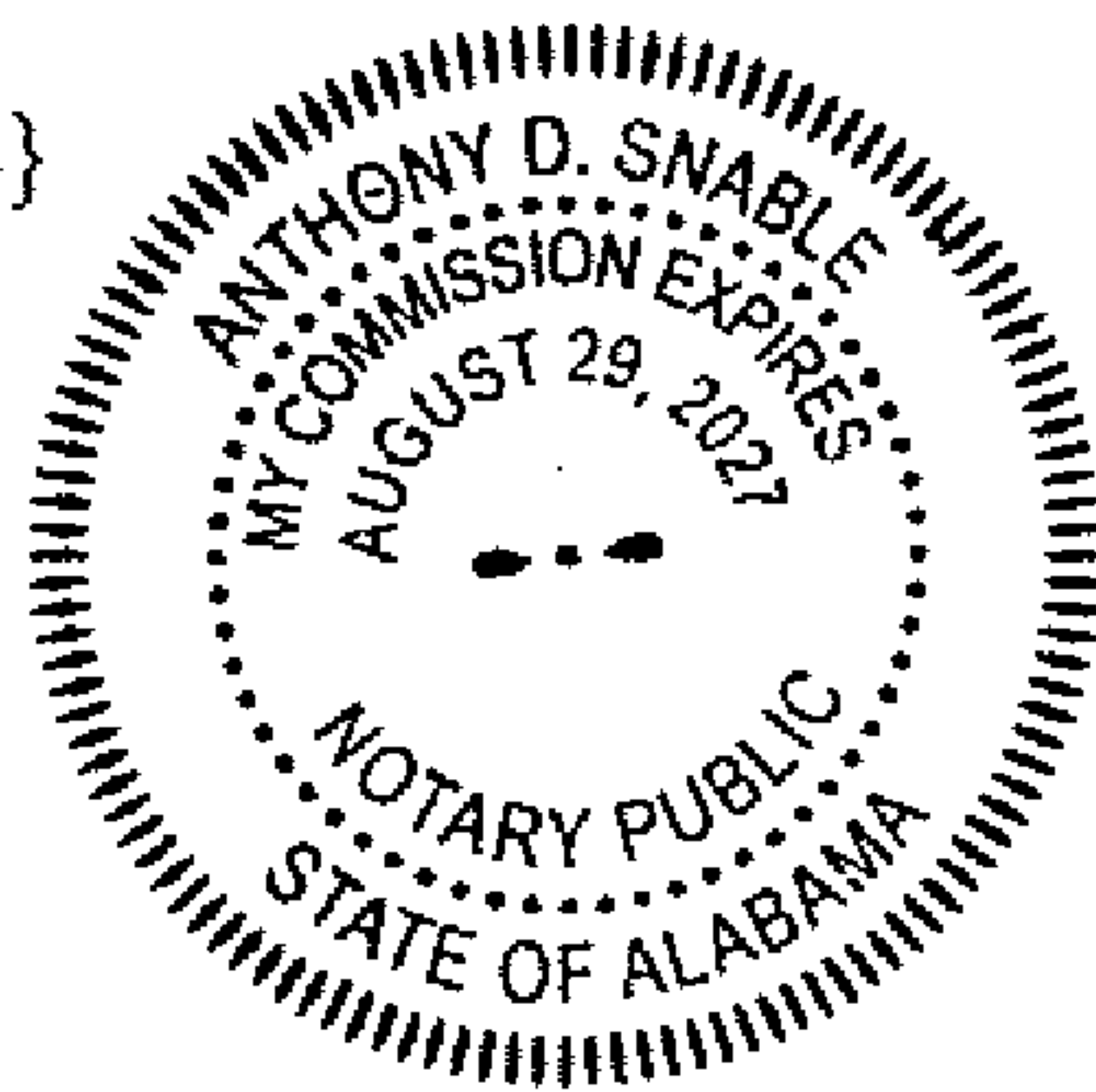
JEFFERSON COUNTY )

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 8<sup>th</sup> day August, 2025.

  
Notary Public

{NOTARIAL SEAL}



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 HarrisGrantee's Name Linda ShalingMailing Address 1056 Wyndham Ln  
Helena, AL 35080Mailing Address 1056 Wyndham Ln  
Helena, AL 35080Property Address 1056 Wyndham Ln  
Helena, AL 35080Date of Sale: 8/8/2025  
Total Purchase Price \$67,000.00or  
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):

|                                |                         |
|--------------------------------|-------------------------|
| <u>      </u> Bill of Sale     | <u>      </u> Appraisal |
| <u>      </u> Sales Contract   | <u>      </u> Other     |
| <u>  X  </u> 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: 8/8/2025Print Name: Anthony D. Snable, AttorneySign [Signature]

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

Unattested

Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/13/2025 09:08:48 AM  
 \$29.00 JOANN  
 20250813000247240

Alli S. Bayl

