20251104000338790 1/4 $121.00
Shelby Cnty Judge of Probate, AL
11/04/2025 02:44:29 PM FILED/CERT

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) John Walter Whitten
(Address) 3050 Dogwood Hollow Lane
Lawrenceville, GA 30043

INDIVIDUAL AND PERSONAL REPRESENTATIVE'S STATUTORY WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ninety Thousand and No/100s ($90,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, Michael Lee Whitten, individually and as Personal Representative of the Estate of Catherine W. Whitten, deceased, Shelby County, State of Alabama, Probate Court Case No.2025-000010 (herein referred to as grantor) does grant, bargain, sell and convey unto

Jerry Alden Whitten and John Walter Whitten

(herein referred to as **GRANTEE**, whether one or more) the following described real estate, situated in Shelby County, Alabama to-wit:

See Legal Description attached hereto as Exhibit "A"

Subject to easements, restrictions and rights of way, reservations, limitations, covenants and conditions of record.
Subject to applicable zoning and sub-division regulations.
Subject to mineral and mining rights, if any.
None of the herein conveyed property constitutes any of the homestead property of the grantor.
Grady L. Whitten, one of the grantees in that certain deed from C.D. Whitten and wife, Zelma Whitten to Grady L. Whitten and wife, Catherine Whitten, executed on the 26th day of April, 1963 and recorded in the Office of the Probate Judge of Shelby County, Alabama, in Book 225 at Page 292 died on October 10, 2022. Catherine Whitten, a.k.a. Catherine W. Whitten died on the 10th of December, 2024.
This Deed prepared without benefit of title abstract or examination at grantor's and grantee's request.

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs, or its successors and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the said Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, with the said Grantor, as Personal Representative of the Estate of Catherine W. Whitten, deceased, who is/are authorized to execute this conveyance, has hereto set his signature and seal, this the 3rd day of October, 2025.

WITNESS

Michael Lee Whitten (Seal)
Michael Lee Whitten, Individually and as Personal Representative of the Estate of Catherine W. Whitten, deceased, Shelby County, State of Alabama, Probate Court Case No. 2025-000010

(Seal)

Shelby County, AL 11/04/2025
State of Alabama
Deed Tax:$90.00

20251104000338790 2/4 $121.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
SHELBY **COUNTY**

I, Laura A. Walden, a Notary Public in and for said County, in said State, hereby certify that Michael Lee Whitten, Individually and as Personal Representative of the Estate of Catherine W. Whitten, deceased, 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 and with full authority he executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2025.

Laura A. Walden
Notary Public

June 30, 2029
My Commission Expires:

20251104000338790 3/4 $121.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

The N1/2 of E1/2 of W1/2 of NE1/4 of NW1/4, Section 4, Township 21, Range 1 East.

Real Estate Sales Validation Form

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

Grantor's Name Michael Whitten
Mailing Address 50 Stoney Brook Court
Fletcher, NC 28732

Property Address 344 Hwy. 48
Wilsonville, AL 35186

Grantee's Name John Whitten & Jerry Whitten
Mailing Address 3050 Dogwood Hollow Lane
Lawrenceville, GA 30043

Date of Sale November 4, 2025
Total Purchase Price $90,000.00
or
Actual Value $
or
Assessor's Market Value $

20251104000338790 4/4 $121.00
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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
___ Sales Contract
___ Closing Statement
___ Appraisal
X Other Deed

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 11/4/25

Print Jerry Alden Whitten

___ Unattested _____ (verified by)

Sign Jerry Alden Whitten (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

10-23-13;10:05AM;