



20251211000379410 1/3 \$212.00
Shelby Cnty Judge of Probate, AL
12/11/2025 12:48:52 PM FILED/CERT

SEND TAX NOTICE TO:
Margaret A. Wallace
132 High Ridge Trace
Pelham, AL 35124

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I, **Margaret A. Wallace** (herein referred to as Grantor), **an unmarried woman**, grant, bargain, sell, and convey unto **Gregory A. Wallace** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 73, according to the Survey of High Ridge Village, Phase 4, as recorded in Map Book 29, Page 11, in the Probate Office of Shelby County, Alabama.

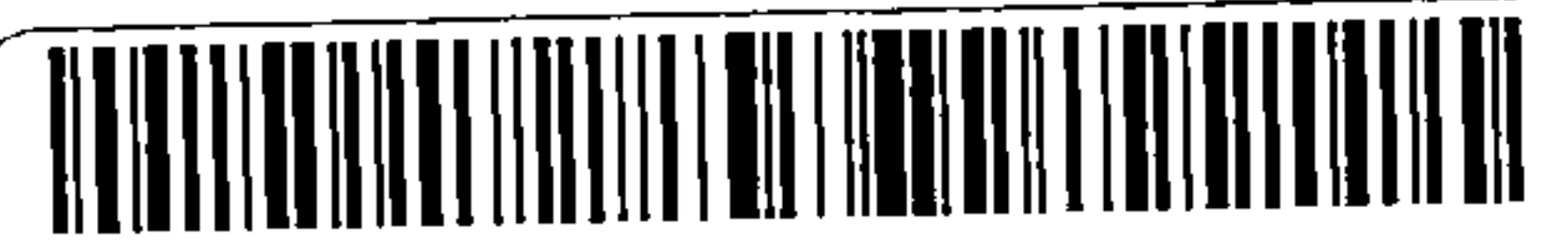
GRANTOR EXPRESSLY RESERVES the right to use and occupy all said lands hereby conveyed as long as she shall live, and to receive all rents, income, and benefits from said lands during her natural life, and that upon her death, the life estate shall terminate and title in fee simple absolute to said real estate shall then vest in the Grantee.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, Easements as shown by public records and ad valorem taxes shown of record.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in any way appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantee, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

THE GRANTOR DOES individually, and for the heirs, executors, and administrators of the Grantor, covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor, and the heirs,



20251211000379410 2/3 \$212.00
Shelby Cnty Judge of Probate, AL
12/11/2025 12:48:52 PM FILED/CERT

executors, and administrators of the Grantor, shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

THE SUBJECT PROPERTY CONSTITUTES THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, I have hereunto set my hands and seal, this 10th day of December, 2025.

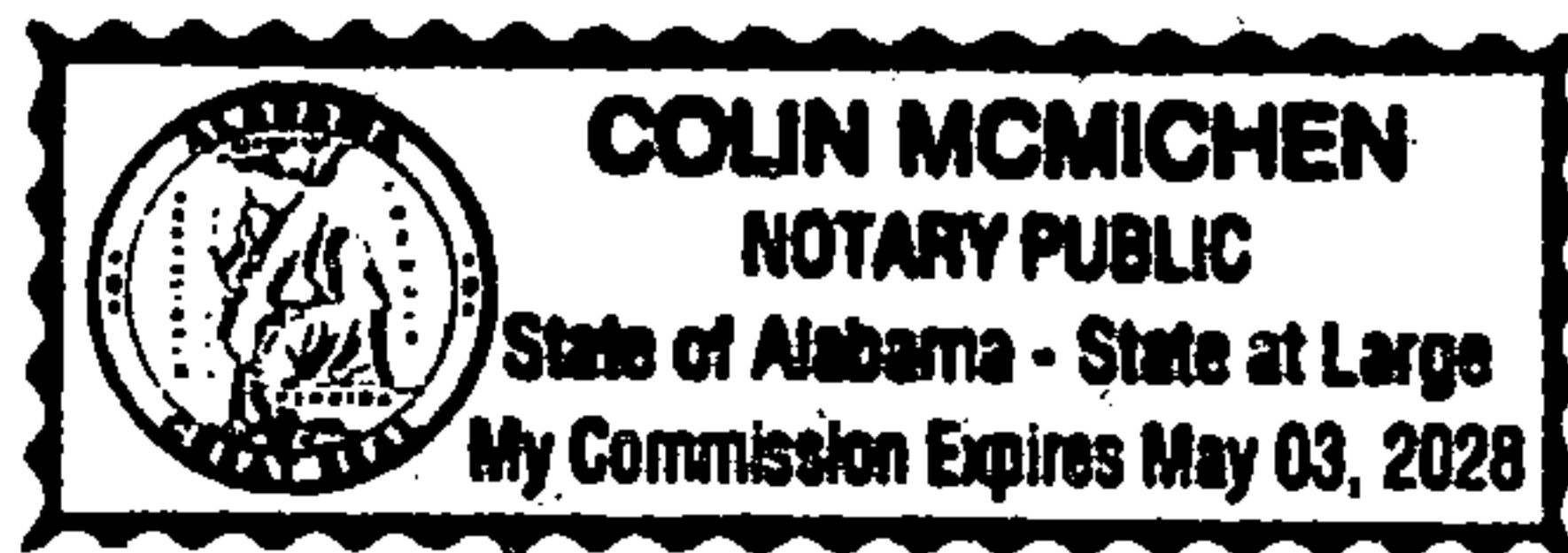
Margaret A. Wallace
Margaret A. Wallace

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that **Margaret A. Wallace**, whose name is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents of the conveyance, (he/she) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of December, 2025.



[Signature]
Notary Public
My Commission Expires: 5-3-2028

THIS INSTRUMENT PREPARED BY:
Colin L. McMichen
Provident Law / Estate Planning LLC
201 Cahaba Valley Parkway
Pelham, AL 35124

This instrument has been prepared in accordance with the information supplied by the parties hereto. No title examination and/or opinion was requested of Provident Law / Estate Planning LLC by either Grantor(s) or Grantee, and no title examination and/or opinion was conducted and/or rendered.

Real Estate Sales Validation For

20251211000379410 3/3 \$212.00
Shelby Cnty Judge of Probate, AL
12/11/2025 12:48:52 PM FILED/CERT

This Document must be filed in accordance with Code of Alab.

Grantor's Name Margaret A Wallace
Mailing Address 132 High Ridge Trace
Pelham, AL 35124

Grantee's Name Gregory A Wallace
Mailing Address 114 Heather Way
Pelham, AL 35124

Property Address 132 High Ridge Trace
Pelham, AL 35124

Date of Sale 12/10/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ \$183,800

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 Tax Commissioner
- 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 12-10-2025

Print Margaret A Wallace

Unattested

Sign Margaret A Wallace

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1