

THIS INSTRUMENT PREPARED BY:  
Dixie Walker  
President, HFF, Inc.  
Trustee, Frances J. Walker Living Trust  
2172 Pelham Parkway  
Pelham, AL 35124

STATE OF ALABAMA }  
COUNTY OF SHELBY }



20251219000388850 1/2 \$100.00  
Shelby Cnty Judge of Probate, AL  
12/19/2025 12:08:25 PM FILED/CERT

### STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 19<sup>th</sup> day of December 2025, by HFF, INC., an Alabama Corporation (herein referred to as "Grantor"), to FRANCES JACKSON WALKER LIVING TRUST (herein referred to as "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in ~~Jefferson~~ SHELBY County, Alabama, to wit:

**Begin at the SE Corner of Lot 15 Green Valley Subdivision 3rd Sector, 1st addition. Run along North line of Lot 6, 7, and 8 Green Valley Subdivision 3<sup>rd</sup> Sector a distance of 250 feet, then turn an angle of 90 degrees to left and run Northerly a distance of 215 feet M/L to intersection of the extended north line of said Lot 15, then turn an angle to the left and run Westerly along said extended North line of Lot 15 to the NE corner of Lot 15, then turn an angle to the left and run South along east line of said Lot 15 to th Point of Beginning. As recorded in Book 004 Page 473 in the office of Probate, Shelby County Alabama. Less and except the West 50 feet of described parcel.**

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

Shelby County, AL 12/19/2025  
State of Alabama  
Deed Tax: \$75.00

GRANTOR:  
HFF, INC.


By:   
Dixie Walker, President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, The undersigned, a notary public in said county, in said state, hereby certify that Dixie Walker, whose named as President of Green Valley Homes, Inc., an Alabama Corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AN OFFICIAL SEAL THIS 19<sup>TH</sup> DAY OF DECEMBER 2025.



  
Notary Public  
My Commission Expires: 4-4-27

Real Estate Sales Validation Form

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

Grantor's Name

HFF, INC.  
2172 Pelham Pkwy  
Pelham, AL 35124

Grantee's Name

Frances Jackson Walker  
Living Trust  
2172 Pelham Pkwy  
Pelham AL 35124

Property Address

Vacant  
Lot on Fran Dr.  
HABASTER, AL  
35124  
35007

Date of Sale

12-19-25

Total Purchase Price \$

-

or

Actual Value \$

or

Assessor's Market Value \$

75,000



20251219000388850 2/2 \$100.00  
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The purchase price 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

Other

ESTATE SETTLEMENT TRANSFER

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

12/19/25

Print

DIXIE WALKER

Sign

*[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)