

THIS INSTRUMENT WAS PREPARED BY:

Richard C. Shuleva, Attorney
2 Riverchase Office Plaza - #105
Hoover, Alabama 35244

SEND TAX NOTICE TO:

Timothy Scott Wilson
4789 Highway 11
Pelham, AL 35124

WARRANTY DEED



20260130000028270 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
01/30/2026 09:36:13 AM FILED/CERT

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

That in consideration of **One Dollar (\$1.00)** and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Timothy Scott Wilson, an unmarried man, as the personal representative of the Estate Of Betty Faye Wilson**, (herein referred to as grantor), grant, bargain, sell and convey unto **Timothy Scott Wilson**, (herein referred to as grantee), all of the interest in the following described real estate situated in Shelby County, Alabama, to-wit:

A portion of that land previously owned by Betty Faye Wilson, designated in Book 227, Pages 543, and 544, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Said portion of land consists of 83 acres and is designated in the Shelby County Alabama Property Tax Department as Parcel #14 4 17 0 000 003.000.

Said property is designated by the Shelby County Alabama Property Tax Department as follows:

COM NW COR NE 1/4 SW 1/4 E380(S) TO POB CONT E2030(S) SE400(S) SW322(S) SE699.56 NE270.86 SE275(S) WLY210.01 SW218.54 NW193.6 SW702.56 SE161.5 SW170(S) NW98.2 SW96.13 SE80(S) SW844.96 N995(S) W950(S) N TO POB

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

The legal description set out herein was furnished to preparer by the grantor herein without the benefit of survey or title search.

The conveyed property is not the homestead of the Grantor.
Subject to Ad valorem taxes due and payable October 1, 2026.

TO HAVE AND TO HOLD to the said **Timothy Scott Wilson**, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of JAN., 2026.

TIMOTHY SCOTT WILSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify Timothy Scott Wilson, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of JAN., 2026.

11/25/29
My Commission Expires

Notary Public

Real Estate Sales Validation Form

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

Grantor's Name TIMOTHY SCOTT WILSON
Mailing Address 4729 Hwy 11, Prichard, AL 35128

Grantee's Name TIMOTHY SCOTT WILSON
Mailing Address SAME

Property Address SAME

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 730,160



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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
Other PER WILSON

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 1-30-26

Print RICHARD C. SKOLEVA
Sign (Grantor/Grantee/Owner/Agent) circle one

Unattested (verified by)