



20260205000034210 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
02/05/2026 01:58:14 PM FILED/CERT

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

STATE OF ALABAMA }  
COUNTY OF SHELBY }

**STATUTORY WARRANTY DEED**

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 31<sup>st</sup> day of December 2025, Dixie Walker, Executrix for Harold R. Walker (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 Shelby County, Alabama, to wit:

The Eastern ½ of the SW ¼ of NE ¼ of Section 23, Township 21 South, Range 3 West, less and except a parcel containing approximately One Acre transferred to Thomas E. Vernon and wife, Elsie Lee Vernon, by Deeds recorded at Book 210, page 670, and at Book 279, page 764, and at Book 283, page 35, in the Office of the Judge of Probate of Shelby County, Alabama. Containing 19.2 +/- Acres.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property together with any reversionary interest therein. Subject to existing easements, restrictions, setback 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 on December 31, 2025.

GRANTOR:

  
By: \_\_\_\_\_  
Dixie Walker, Executrix Harold R. Walker

STATE OF ALABAMA  
COUNTY OF SHELBY

I, The undersigned, a notary public in said county, in said state, hereby certify that Dixie Walker, who is named as Harold R. Walker's Successor Executrix, 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.

GIVEN UNDER MY HAND AN OFFICIAL SEAL THIS 31<sup>ST</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 HAROLD R WALKER
Mailing Address Frances J Walker
2172 Hwy 31 S.
Pelham, AL 35124

Grantee's Name Frances Jackson Walker
Mailing Address Living Trust
2172 Hwy 31 S.
Pelham, AL 35124

Property Address VACANT

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 200,560

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 To Clear Title

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

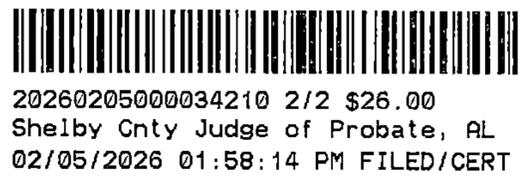
Instructions

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

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 2/5/26

Print Dixie Walker

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)