



20260224000052110 1/3 \$199.50
Shelby Cnty Judge of Probate, AL
02/24/2026 11:34:12 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Carol Killingsworth
2034 Village Lane
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **Carol Killingsworth, a single woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Linda Berryhill Davis, in her capacity as Trustee of that certain trust created on or about 03 February, 2026, and known as the Killingsworth Irrevocable Trust**, hereinafter known as the GRANTEE;

Lot 258, according to the survey of Waterford Village - Sector I, as recorded in Map Book 27, Page 100, in the probate office of Shelby County, Alabama.

The legal description was provided by the GRANTOR and was provided by the grantor herein. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

The above described property does not constitute the homestead of the Grantor herein.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against

Shelby County, AL 02/24/2026
State of Alabama
Deed Tax: \$171.50

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the lawful claims of all person.

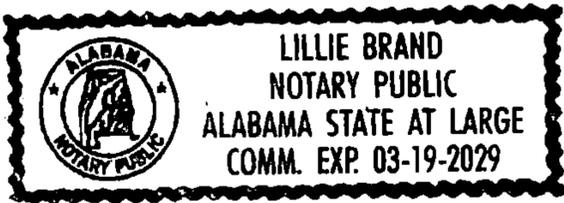
IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the _____ Day of _____, 2026.

Carol Killingsworth
Carol Killingsworth
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Carol Killingsworth*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 17th Day of February 2026.



Lillie Brand
NOTARY PUBLIC
My Commission Expires:

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.

Real Estate Sales Validation Form



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

Grantor's Name Carol Killingsworth
Mailing Address 2034 Village Lane
Calera, AL 35040

Grantee's Name Linda Berryhite Davis
Mailing Address 10890 North Main St
Wilsonville, AL 35186

Property Address 2034 Village Lane
Calera, AL 35040

Date of Sale 2/3/26
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 171,200.00

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 Tax Records

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 2-24-26

Unattested

(verified by)

Print Linda Berryhite Davis
Sign Linda Berryhite Davis
(Grantor/Grantee/Owner/Agent) circle one