



20260401000095360 1/3 \$398.50
 Shelby Cnty Judge of Probate, AL
 04/01/2026 01:19:34 PM FILED/CERT

This instrument prepared by
 Daniel H. Chambers
 2081 Columbiana Road
 Vestavia Hills, Alabama 35216

Tax Assessors Note:
 Mail Tax Notice to:

William T. Mallard
430 Hidden Valley
Montevallo, Alabama 35115

WARRANTY DEED with Life Estate

Title Not Searched by Preparer

STATE OF ALABAMA)
 JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, William T. Mallard, a single person (herein referred to as Grantor), do grant, bargain, sell and convey unto Bonnie Mallard Pearson, a single person and Laura Mallard McCullars, a married person (herein referred to as Grantees), reserving in the grantor, William T. Mallard, a life estate in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 4, Block 3, according to the Survey of Hidden Valley, as recorded in Map Book 6, Page 36, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

THE GRANTOR, William T. Mallard, having acquired said property thru rights of survivorship from his deceased spouse, Annie A. Mallard, at her passing on October 13, 2024, having acquired said property together on or about August 21, 2003, by Warranty Deed, Joint Tenants with Right of Survivorship from the previous grantors, David P. Gray and Celeste L. Nunnally.

THE GRANTOR, William T. Mallard, EXPRESSLY RESERVES UNTO HIMSELF, a life estate in and to said property, and it is the Grantor's expressed intention to convey to the Grantees only the remainder interest in said property.

TO HAVE AND TO HOLD to the said Grantees and to the heirs and assigns of said Grantees forever as joint tenants in common, subject to the life estate of William T. Mallard, grantor.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 5th day of January, 2026.


 WILLIAM T. MALLARD

Shelby County, AL 04/01/2026
 State of Alabama
 Deed Tax: \$369.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

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I, Stacy Walker Burke a Notary Public in and for said County, in said State, hereby certify that WILLIAM T. MALLARD 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 he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this the 5th day of January, 2026.



Stacy Walker Burke
Notary Public
My Commission Expires: 7/5/28

Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975.

Grantor's Name William T. Mallard
Mailing Address 430 Hidden Valley Dr
Montevallo AL 35115

Grantee's Name Bonnie Pearson
Mailing Address 1364 Calistan Way
Pelham, AL 35227

Property Address 430 Hidden Valley Dr.
Montevallo, AL
35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 369,500

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

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 4/1/26

Print Bonnie Pearson
Sign [Signature]

Unattested
(verified by)

(Grantor/Grantee/Owner/Agent) circle one