


This instrument was prepared without  
benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

  
20150514000159350 1/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
05/14/2015 10:20:31 AM FILED/CERT

## **STATUTORY WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY**            KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of John Kenneth Whitfield III, deceased, in accordance with his will probated in Case No. PR-2011-000263 in the Probate Court of Shelby County, Alabama, the undersigned Paulette C. Whitfield, personal representative of said estate (herein referred to as GRANTOR) pursuant to provisions in said will does grant, bargain, sell and convey unto Paulette C. Whitfield (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

All of the undivided right, title, and interest of John Kenneth Whitfield III in and to a plot containing 1.33 acres, more or less, in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section and run west 345.00 feet for a point of beginning; thence continue west 400.00 feet to the east right-of-way line of the L & N Railroad; thence turn 99° 43' left and run southerly along said right-of-way line 146.96 feet to the North right-of-way line of a county road; thence turn 87° 55' left to the tangent to a curve to the right; said curve having a radius of 766.78 feet and an interior angle of 11° 23'; thence turn easterly along the arc of said curve and said right-of-way line 380.59 feet; thence turn 95° 05' left and run North 164.58 feet to the point of beginning. Situated in Shelby County, Alabama, and containing 1.33 acres, more or less, and except a 50-foot road easement along the East side of said property.

According to a Survey on the 8th day of August, 1975, by T. L. Douglas & Associates, Registered Land Surveyors, Birmingham, Alabama.

John Kenneth Whitfield III, deceased, is one and the same as John K. Whitfield III.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

Shelby County, AL 05/14/2015  
State of Alabama  
Deed Tax: \$6.00

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
14<sup>th</sup> day of May, 2015.

Paulette C. Whitfield  
Paulette C. Whitfield as personal representative

STATE OF ALABAMA  
COUNTY OF Cowh

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paulette C. Whitfield, whose name as personal representative of the estate of John Kenneth Whitfield III, deceased, 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, she as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of May, 2015.

MY COMMISSION EXPIRES March 1, 2017  
MARCH 1, 2017 Notary Public Debra Apperson



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## Real Estate Sales Validation Form

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

Grantor's Name John Kenneth Whitfield III Estate  
Mailing Address 1919 2nd Ave N  
Pell City, AL 35125

Grantee's Name Paulette C. Whitfield  
Mailing Address 1919 2nd Ave N  
Pell City, AL 35125

Property Address  Hwy 467  
Vincent, AL

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 11,500.00 <sup>1/2 interest</sup> 25750.00

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

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 \_\_\_\_\_

Print Paulette C. Whitfield

Unattested \_\_\_\_\_

(verified by)

Sign

Paulette C. Whitfield  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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