

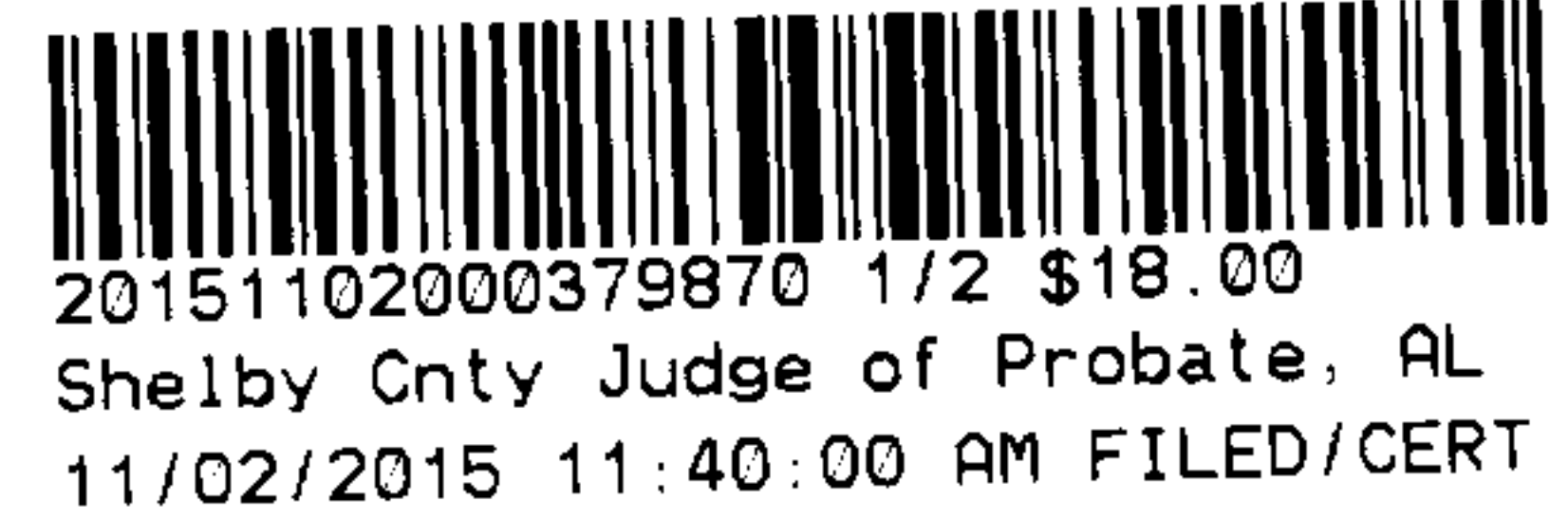
This instrument was prepared without benefit of title evidence or survey by:

Robert W. Monfore
P.O. Box 20530, Tuscaloosa, Alabama 35402

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,




That in consideration of the distribution of the Estate of Robert A. Dennis, deceased, in accordance with his will probated in Case No. 2014-932 in the Probate Court of Tuscaloosa County, Alabama, the undersigned William Alan Dennis and Mary Ford Dennis Davis, co-Executors of said estate, (herein referred to as GRANTOR) pursuant to the power given to them in said will do grant, bargain, sell and convey unto William Alan Dennis, individually, and Mary Ford Dennis Davis, individually, in equal shares as tenants in common (herein referred to as GRANTEES), all of the estate's undivided interest in the following described real estate situated in Shelby County, Alabama to-wit:

The following described real estate situated in Shelby County, Alabama, to-wit: The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 22, Range 3 West. Also, the West 10 acres of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, Township 22, Range 3 West. Also, a lot of land described as follows, to-wit: Commencing at the SW corner of Section 12, Township 22, Range 3 West, and run thence North 89 deg. 45 min. East along the section line 330 feet for the point of beginning of the lot herein conveyed, thence North 2 deg. 30 min. West 54 feet; thence South 39 deg. 30 min. East 21 feet; thence South 72 deg. 30 min. East 75 feet; thence South 28 deg. 30 min. West 12 feet; thence South 89 deg. 45 min. West 76 feet to point of beginning.

TO HAVE AND TO HOLD to the said GRANTEES as tenants in common, their heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set their hands and seals, this 29th day of September 2015.

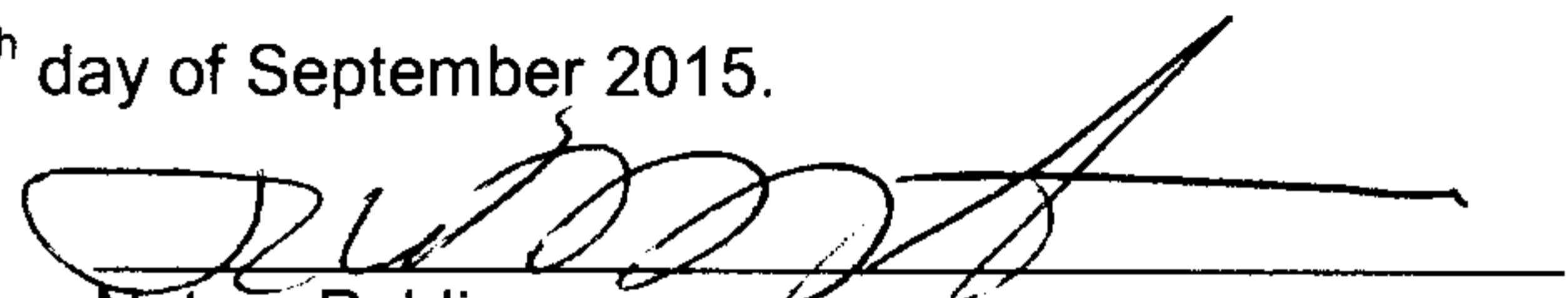

William Alan Dennis, as co-Executor


Mary Ford Dennis Davis, as co-Executor

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Alan Dennis and Mary Ford Dennis Davis, whose names as co-Executors of the estate of Robert A. Dennis, deceased, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they as such co-Executors executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September 2015.


Notary Public

My Commission Expires:
4/15/17

Real Estate Sales Validation Form

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

Grantor's Name Estate of Robert A. Dennis
Mailing Address 36 The Highlands
Tuscaloosa, AL 35404

Grantee's Name William Alan Dennis
Mailing Address Mary Ford Dennis Davis
36 The Highlands
Tuscaloosa, AL 35404

Property Address 51 acres located in
Section 11, T22, R3 W &
Section 12, T22, R3 W in
Shelby County, Alabama

Date of Sale 09/29/2015
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 90,733.33

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 09/29/2015

Print Robert W. Monfore

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one


20151102000379870 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
11/02/2015 11:40:00 AM FILED/CERT

Form RT-1