

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS INDENTURE is made and entered into on the 30 day of November, 2020 by and between **Kelly Owens Milton**, a married woman, residing at 1330 County Road 89 South, Camp Hill, Alabama 36850, individually and as **Co-Executrix of the Estate of Carol Paulette Madonia, deceased** and **Angela Owens**, an unmarried woman, residing at 25120 Highway 25, Columbiana, Alabama 35051, as **Co-Executrix of the Estate of Carol Paulette Madonia, deceased**, hereinafter referred to as Grantor, whether one or more; and **Angela Owens**, who resides at 25120 Highway 25, Columbiana, Alabama 35051, hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, as agreed between the parties, in hand paid by said Grantee unto said Grantor, the receipt of which is hereby acknowledged, (the value of the one-half interest conveyed in and to the real property is \$106,040.00 according to the records maintained in the Office of the Revenue Commissioner for Shelby County County, Alabama), said Grantor has bargained and sold, and does by these presents, grant, bargain, sell, and convey unto said Grantee in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

The undivided one-half interest in and to the real property inherited by Kelly Owens Milton from Carol Paulette Madonia, deceased, said real property being more particularly described as follows:

Begin at the Northwest corner of the SE1/4 of the NE1/4, Section 7, Township 21 South, Range 1 East; thence run East along the North line of said 1/4-1/4 Section a distance of 250.00 feet; thence turn an angle of 89 degrees 43 minutes to the right and run a distance of 105.00 feet; thence turn an angle of 89 degrees 43

minutes to the left and run a distance of 210.00 feet; thence turn an angle of 90 degrees 17 minutes to the left and run a distance of 105.00 feet to the North line of said 1/4-1/4 Section; thence turn an angle of 90 degrees 17 minutes to the right and run along said North line a distance of 264.13 feet; thence turn an angle of 69 degrees 19 minutes to the right and run a distance of 731.53 feet to the Northwest right-of-way of the Southern Railroad; thence turn an angle of 73 degrees 59 minutes to the right and run along said railroad right-of-way a distance of 552.43 feet; thence turn an angle of 90 degrees 44 minutes to the right and run a distance of 162.50 feet; thence turn an angle of 87 degrees 20 minutes to the right and run a distance of 79.20 feet; thence turn an angle of 89 degrees 52 minutes 50 seconds to the left and run a distance of 469.14 feet; thence turn an angle of 18 degrees 48 minutes 10 seconds to the left and run a distance of 531.95 feet to the Southeast right-of-way Alabama Highway No. 25; thence turn an angle of 109 degrees 53 minutes to the right and run along said Highway right-of-way a distance of 295.00 feet the **Point of Beginning**. Situated in the S1/2 of the NE1/4 of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama, and containing 14.15 acres, more or less.


It being intended to describe that property conveyed to Carol Madonia Andrews, (later known as Carol Madonia and Carol Paulette Madonia) by deed recorded in Deed Book 342 at Page 739 in the Office of the Judge of Probate of Shelby County, Alabama. That said Carol Madonia, also known as Carol Paulette Madonia, died testate on or about October 1, 2014. That the Will of Carol Paulette Madonia was admitted to Probate by the Probate Court of Shelby County, Alabama on or about January 28, 2019 and Letters Testamentary were issued to her daughters, Kelly Owens Milton and Angela Owens, by said Court in Case Number PR-2019-000038.

The address of the real property conveyed is 25120 Highway 25, Columbiana, Alabama 35051. The said real property does not constitute any portion of the homestead of Kelly Owens Milton.

It being intended after this conveyance, for Angela Owens to own the entire undivided interest in and to the above described real property.

By signing below, Grantor also hereby attests, "to the best of my knowledge and belief 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, Section 40-22-1 (h)."

TO HAVE AND TO HOLD said real estate, together with the tenements, hereditaments, and appurtenances thereunto belonging or otherwise appertaining, unto said Grantee in fee


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Shelby Cnty Judge of Probate, AL
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simple, together with every contingent remainder and right of reversion in Grantee, and to the heirs and assigns of Grantee in fee simple, forever.

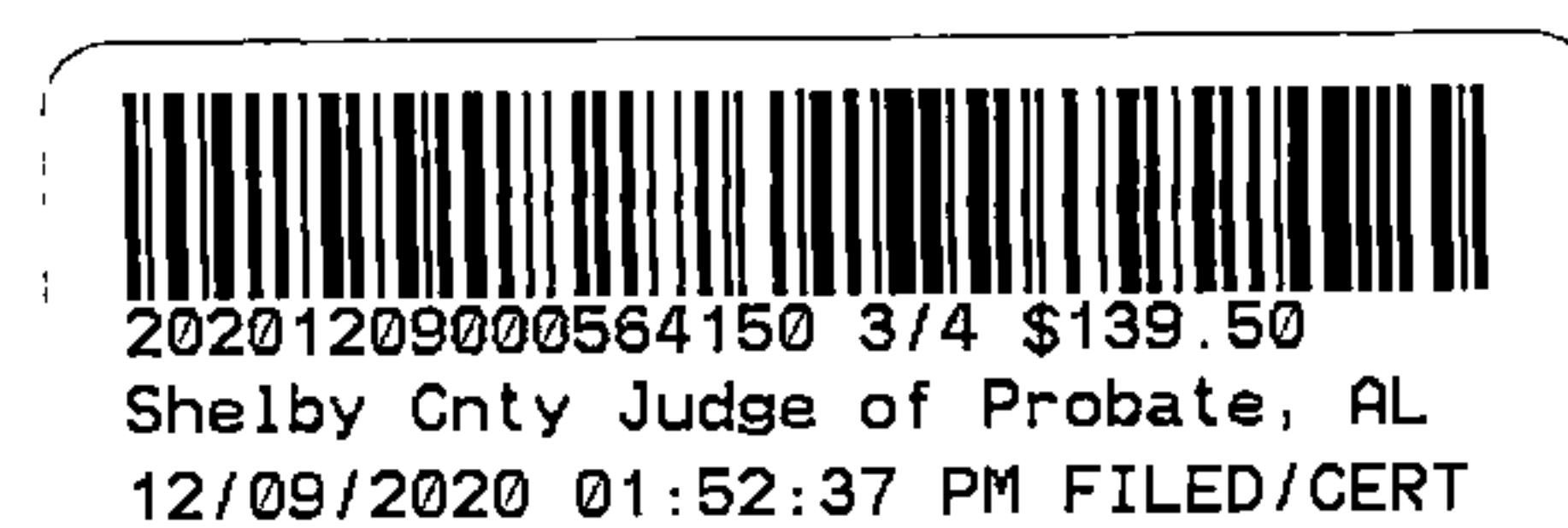
IN WITNESS WHEREOF the undersigned have hereunto set their hands and seal in the capacities indicated on the day and year first hereinabove written.

Kelly Owens Milton (L. S.)
Kelly Owens Milton, individually and as Co-Executrix of the Estate of Carol Paulette Madonia, deceased

Angela Owens (L. S.)
Angela Owens as Co-Executrix of the Estate of Carol Paulette Madonia, deceased

STATE OF ALABAMA)

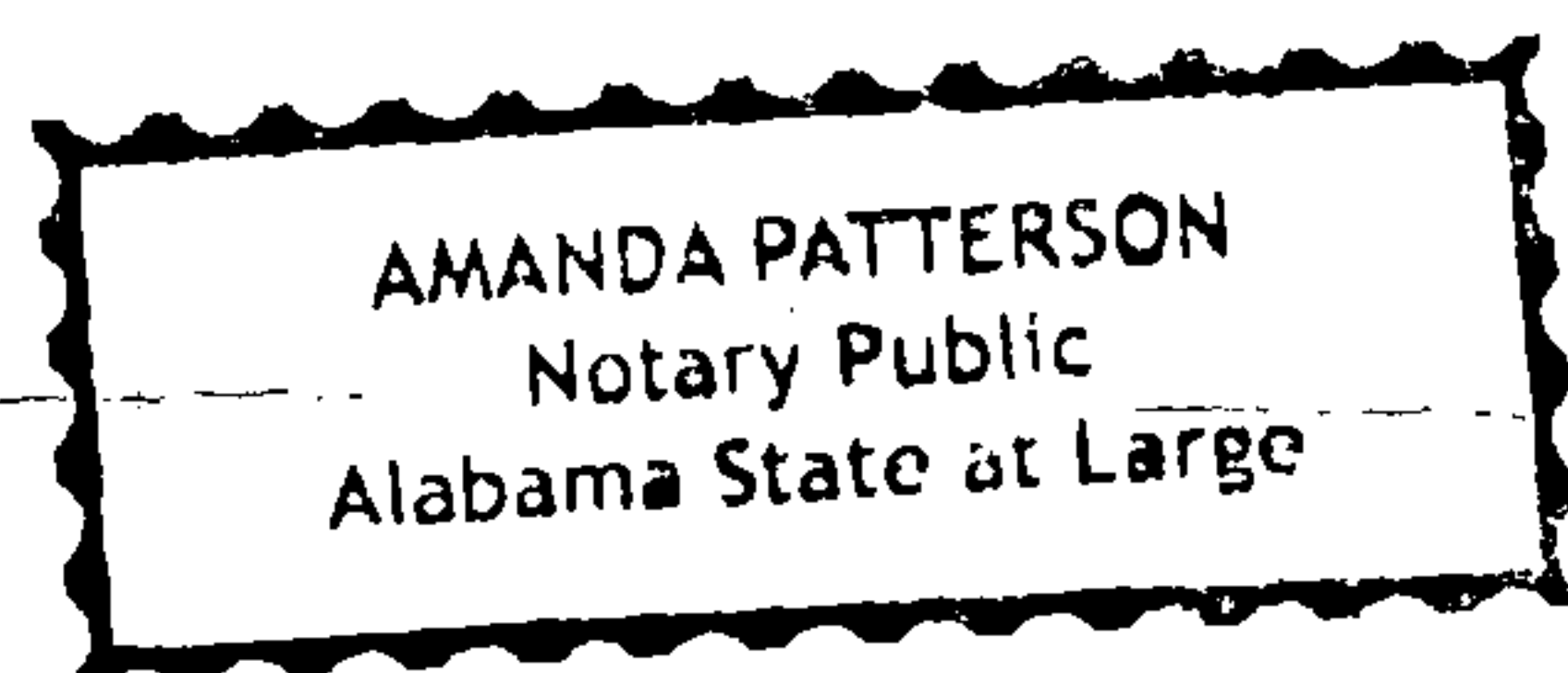
Tallapoosa COUNTY)



I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that **Kelly Owens Milton, individually and as Co-Executrix of the Estate of Carol Paulette Madonia, deceased**, 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, she executed the same voluntarily, in the capacities indicated, on the day the same bears date.

GIVEN under my hand and seal on the 30 day of November, 2020.

Amanda Patterson
Notary Public
My Commission Expires: 3/29/2023



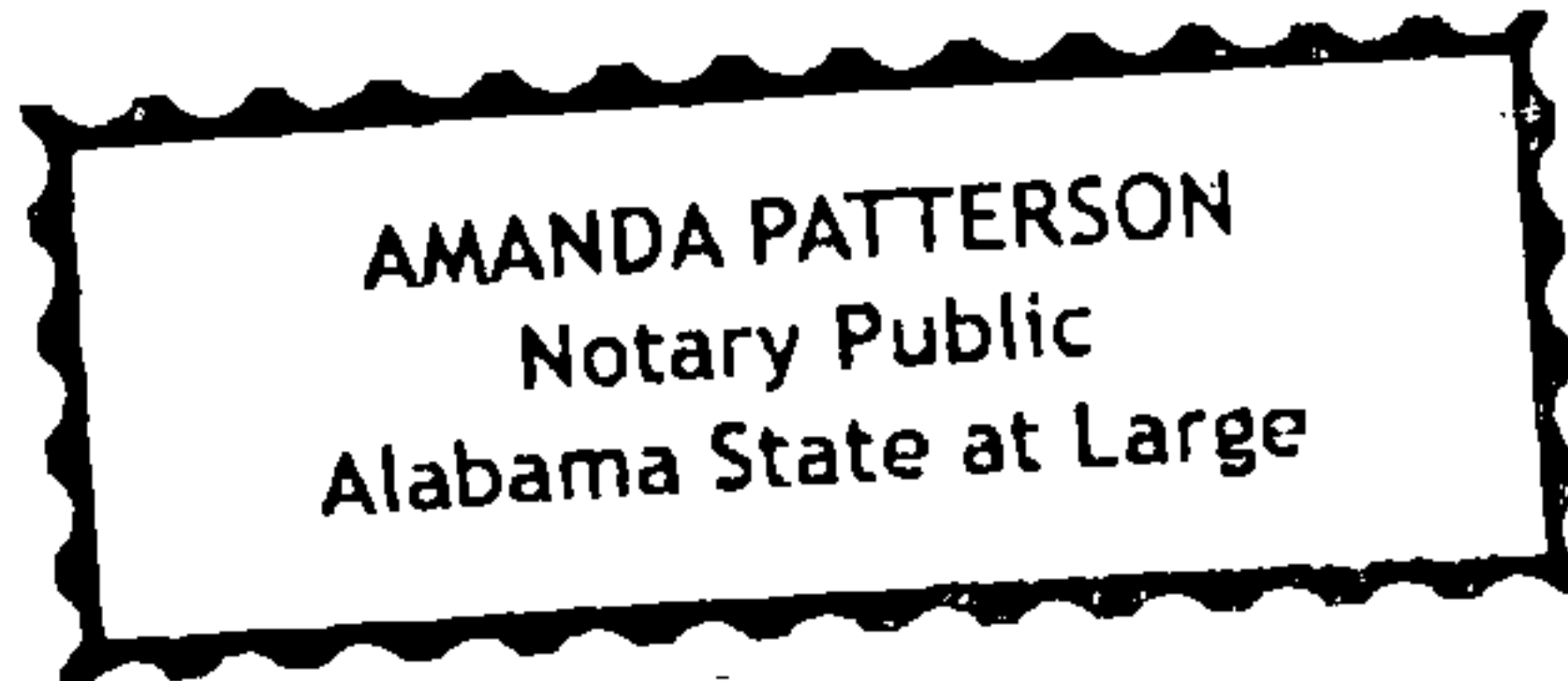
STATE OF ALABAMA)

Talapoosa COUNTY)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that **Angela Owens as Co-Executrix of the Estate of Carol Paulette Madonia, deceased**, 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, she executed the same voluntarily, in the capacity indicated, on the day the same bears date.

GIVEN under my hand and seal on the 30 day of November, 2020.

Amanda Patterson
Notary Public
My Commission Expires: 3/29/2023



THIS INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION BY:

J. Steven Upchurch for
STRINGER, MONTGOMERY & MONTGOMERY
138 East Street, N.
Talladega, Alabama 35160

SEND TAX NOTICE TO
GRANTEE AS FOLLOWS:

Angela Owens
25120 Highway 25
Columbiana, Alabama 35051



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Parcel #: 20-3-07-0-000-007.000

Shelby County, AL 12/09/2020
State of Alabama
Deed Tax: \$106.50