



20211103000533240 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
11/03/2021 01:57:20 PM FILED/CERT

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

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) the undersigned Russell D. Warren, personal representative of the estate of Frances J. Warren, deceased, probated in Case No. PR-2018-000365 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR) pursuant to the power given to him in said will does grant, bargain, sell and convey to William R. Justice (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

The real property known as the H. R. Justice Store property in Calcis, Alabama, Tax parcel ID # 05 8 33 0 000 009.000, more particularly described as follows:

Beginning at the Southwest Corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 33, Township 18 South, Range 2 East, and running North 420 feet to a stake which is the starting point of the following described lot which is hereby conveyed: thence in an Easterly direction 149 feet to the intersection of the right of way of Central of Georgia Division of Southern Railway and the Harpersville-Calcis County Road; thence in a Northwesterly direction along said road 189 feet to the intersection of the West boundary line of said forty acres; thence South 211 feet to the starting point; being a part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, and being the same property conveyed to Frances J. Warren by deed recorded in Deed Book 295, page 252, in the Probate Office of Shelby County, Alabama.

Subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal this 26th
day of October, 2021.

Russell D. Warren as personal representative

Shelby County, AL 11/03/2021
State of Alabama
Deed Tax: \$7.00



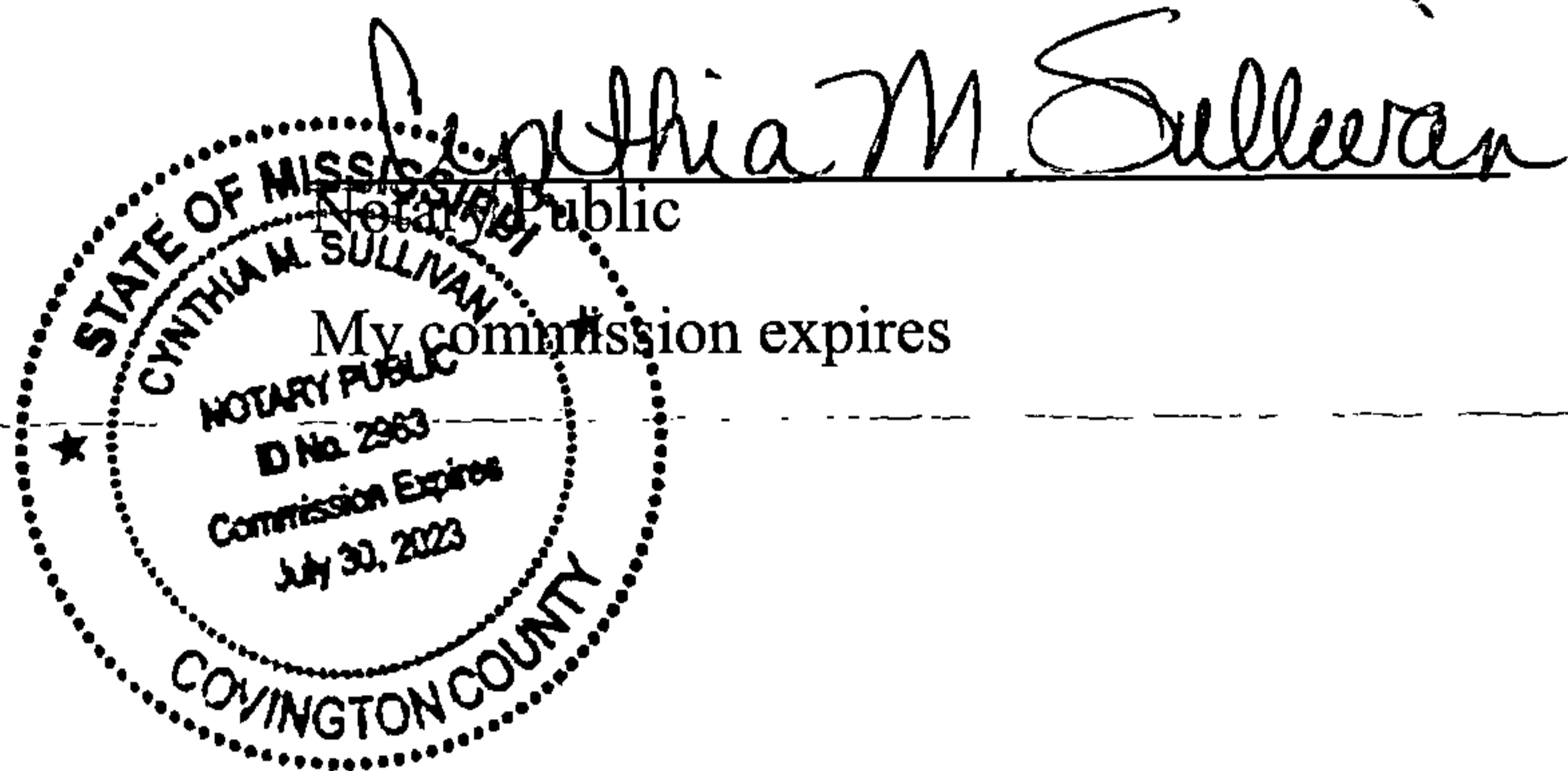
20211103000533240 2/3 \$35.00
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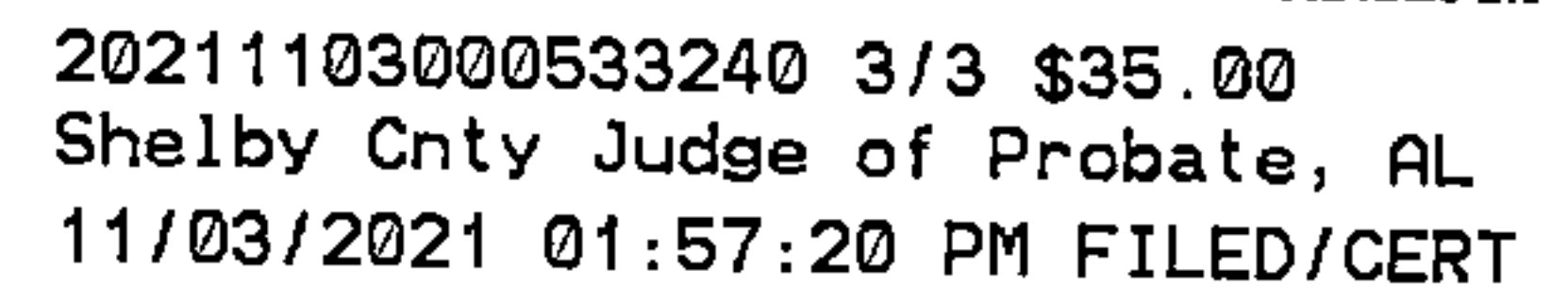
STATE OF
COUNTY OF

Mississippi
Covington

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Russell D. Warren, whose name as personal representative of the estate of Frances J. Warren, 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, he as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of October, 2021.





Form RT-1