

**THIS INSTRUMENT WAS PREPARED BY:**

Clinton H. Ritchie, Jr., Attorney at Law  
1356 Hueytown Road  
Hueytown, AL 35023

**SEND TAX NOTICE TO:**

Vanderbilt Mortgage and Finance, Inc.  
500 Alcoa Trail  
Maryville, TN 37804

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fifty-Nine Thousand Five Hundred and NO/100 Dollars (\$59,500.00), and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **Lance Gillespie as Personal Representative of the Estate of Debra Tompkins, deceased**, (hereinafter referred to as Grantor), Case No. PR-2022-000506, Proabte Court of Shelby County, Alabama, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **Vanderbilt Mortgage and Finance, Inc.**, a corporation formed under the laws of the State of Tennessee (hereinafter referred to as Grantee), its heirs and assigns, all of Grantor's interest in and to the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**LEGAL DESCRIPTION**

See "Exhibit A" attached hereto and fully incorporated herein as if fully set forth below.

**SUBJECT TO:**

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. Easements, restrictions and rights-of-way of record, if any.
3. Covenants, conditions, mineral rights and restrictions of record, if any.
4. Transmission line Permits to Alabama Power Company as set out by instrument recorded in Deed Book123, page 45.
5. Oil, Gas and Mineral Lease as shown by instrument recorded in Deed Book 338, page 563.
6. Restrictions, conditions, reservations and easements as set out in Deed Book 139, page 967.

**Source of Title: Book 139, Page 967 in the Office of the Judge of Probate of Shelby County, Alabama.**

Note: Debra Tompkins is one and the same person as Debra Sorrell Tompkins.

Note: Debra Sorrell Tompkins is the surviving grantee of that certain joint with right of survivorship deed dated 07/09/1987 and recorded in Book 139, Page 967 in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee therein, William C. Tompkins, Jr., having died on or about the 11<sup>th</sup> day of June, 2019.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantor, for said Grantor, its, successors, assigns, executors and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and its successors, assigns, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

This instrument is executed by Grantor solely in his representative capacity described herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the undersigned individual expressly limits his liability hereunder to the property now or hereafter held by his in said representative capacity except that Grantor warrants that as such personal representative of said Estate his is duly authorized to execute this conveyance.

**IN WITNESS WHEREOF**, said Grantor has hereunto set his hand and seal this this 20<sup>th</sup> day of February, 2024.

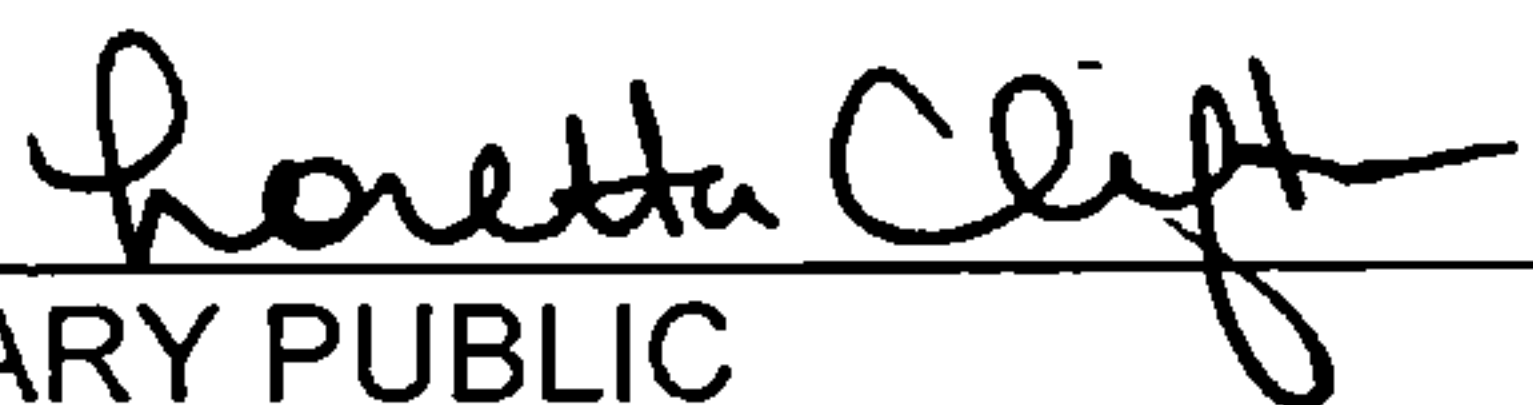


**Lance Gillespie Personal as Representative of the Estate  
of Debra Tompkins, deceased**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lance Gillespie, as Personal Representative of the Estate of Debra Tompkins, deceased, Shelby County Probate Case No: PR-2022-000506, personally appeared before me and, being known to me, and being deposed stated he is the Personal Representative of the Estate of Debra Tompkins, deceased, and he acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, he signed same in their capacity as said Personal Representative of said Estate on the day the same bears date voluntarily or by free act.

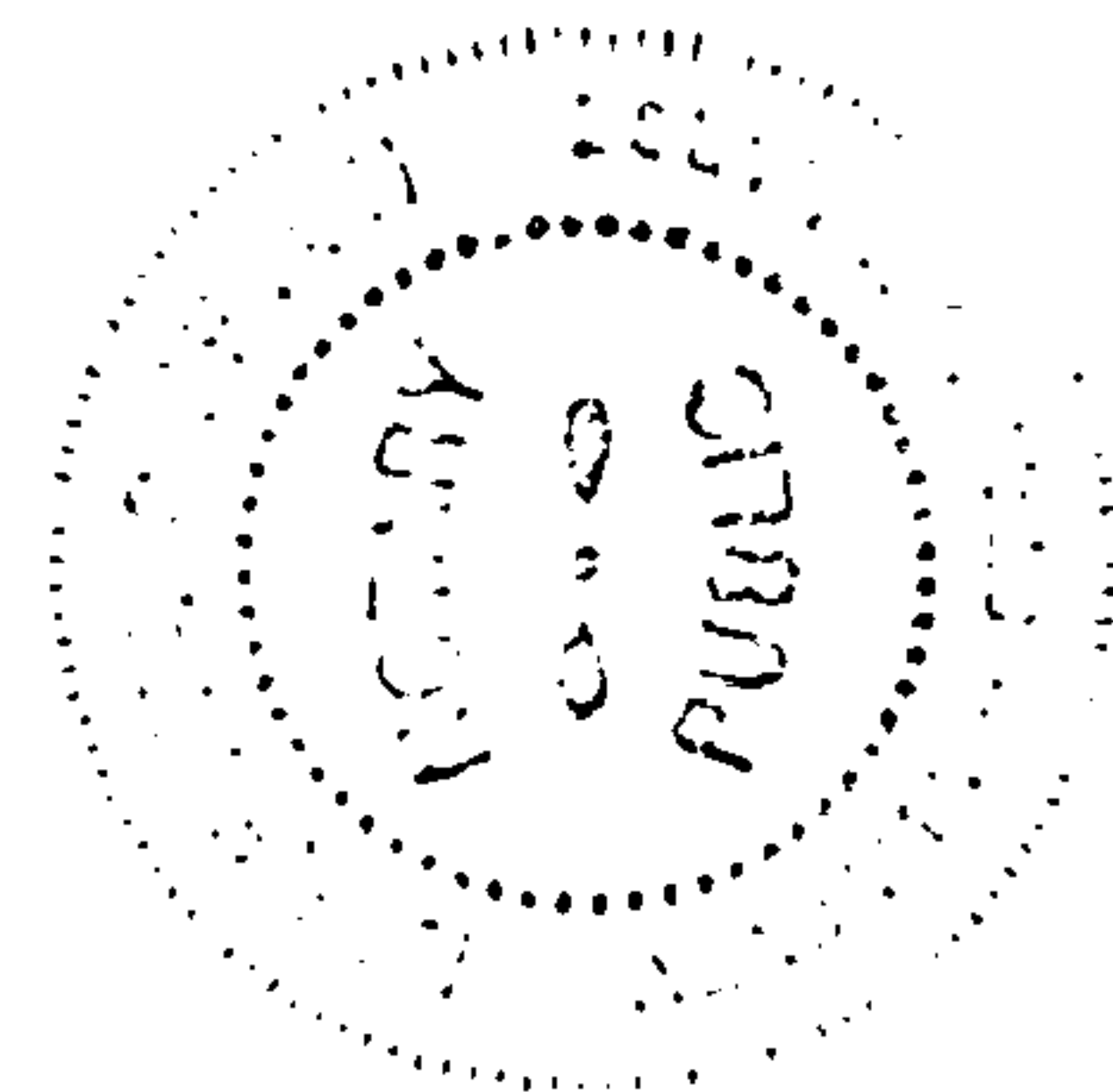
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this this 20<sup>th</sup> day of February, 2024.



NOTARY PUBLIC

My Commission Expires:

Loretta Clifton  
Notary Public, Alabama State At Large  
My Commission Expires Apr. 30, 2024



## EXHIBIT "A"

## LEGAL DESCRIPTION

COMMENCE AT A 1/2' REBAR MARKING THE NW CORNER OF THE SE1/4-5W1/4 IN SECTION 19, T-18-S, R-2-E, THENCE S89°04'49"E 347.00' ALONG THE NORTH LINE OF SAID FORTY TO A 1/2" REBAR CAPPED(CA-497-LS), SAID POINT BEING THE POINT OF BEGINNING, THENCE LEAVING SAID FORTY LINE N26°54'53"W 43.37' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE SOUTHEASTERLY R/W OF SUN VALLEY CIRCLE (60' R/W), THENCE ALONG SAID R/W THE FOLLOWING CHORD BEARINGS AND DISTANCES, THENCE N74°36'12"E 82.07' TO A POINT, THENCE N69°28'40"E 51.13' TO A POINT, THENCE N62°11'25"E 28.73' TO A POINT, THENCE N56°11'07"E 101.44' TO A POINT, THENCE N57°01'08"E 126.26' TO A POINT, THENCE N53°28'40"E 40.86' TO A 1" PIPE, THENCE LEAVING SAID R/W S32°48'51"E 310.31' TO A 1" PIPE, THENCE S32°48'51"E 326.69' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S57°20'13"W 619.16' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N24°01'51"W 185.44' TO A 1/2" REBAR CAPPED (CLINKSCALES), THENCE N24°01'51"W 41.19' TO A 1/2" REBAR CAPPED (CLINKSCALES), THENCE N02°09'18"W 420.37' TO A 1" PIPE, THENCE N89°04'49"W 71.70' TO THE POINT OF BEGINNING.



**Real Estate Sales Validation Form*****This document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Lance Gillespie as Personal Representative of the Estate of Debra Tompkins, Deceased Grantee's Name Vanderbilt Mortgage and Finance, Inc.

Mailing Address 53363 Hwy 25, Vandiver, AL 35176 Mailing Address 500 Alcoa Trail Maryville, TN 37804

Property Address 256 Sun Valley Circle Sterrett, AL 35147

Date of Sale 2/20/2024

Total Purchase Price \$ 59,500.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/21/2024 10:40:53 AM  
\$90.50 PAYGE  
20240221000044870

*Ann S. Byrd*

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        Appraisal  
X Sales Contract        Other  
       Closing Statement

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 2/20/2024

Print Lance Gillespie

✓ Unattested

Sign Lance Gillespie

verified by

(Grantor/Grantee/Owner/Agent) circle one