

THIS INSTRUMENT PREPARED BY:
WARREN "BO" BURKE, JR.
KLASING, WILLIAMSON & BURKE PC
100 CONCOURSE PARKWAY
SUITE 275
BIRMINGHAM, ALABAMA 35244

SEND TAX NOTICE TO:
ZERA LAPOINTE
7341 KIOWA CREEK DRIVE
EL PASO, TEXAS 79911

STATE OF ALABAMA)
SHELBY COUNTY)



20240226000049500 1/4 \$120.50
Shelby Cnty Judge of Probate, AL
02/26/2024 11:16:10 AM FILED/CERT

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, SHANNON WEEKLEY, as Personal Representative of The Estate of WILLIAM DOUGLAS GREENLEE, JR., Shelby County, Alabama Probate Case No. PR-2023-000454, (herein referred to as "GRANTOR"), the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell and convey unto the GRANTEE, ZERA LAPOINTE, an unmarried woman, (herein referred to as "GRANTEE"), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Exhibit A attached hereto.

Mineral and mining rights excepted

Source of Title: *Instruments # 1998-18776 and # 2000-34669.*

Note: The preparer of this deed has not researched the title to the subject property and makes no certification or comment as to title of the subject property.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with the GRANTEE'S 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 in 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 the GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to GRANTEE and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, The Estate of WILLIAM DOUGLAS

Shelby County, AL 02/26/2024
State of Alabama
Deed Tax: \$89.50

GREENLEE, JR., by and through its Personal Representative, SHANNON WEEKLEY, has hereunto set its hand and seal this the 14 day of February, 2024.

The Estate of WILLIAM DOUGLAS GREENLEE, JR., Case No. PR-2023-000454, Probate Court for Shelby County, Alabama.

By: Shannon Weekley
SHANNON WEEKLEY
as Personal Representative

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that SHANNON WEEKLEY, whose name as Personal Representative of The Estate of WILLIAM DOUGLAS GREENLEE, Jr., deceased, Shelby County Probate Case PR-2023-000454, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of February, 2024.

Hendra LeVonna French
Notary Public
My Commission Expires: 10-31-25

EXHIBIT "A"

20240226000049500 3/4 \$120.50
Shelby Cnty Judge of Probate, AL
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Begin at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama; thence run South 89 degrees 26 minutes 50 seconds West 39.29 feet to a point situated on the edge of a gravel road; thence run along the edge of said gravel road South 4 degrees 17 minutes 09 seconds East 88.07 feet; thence run South 8 degrees 25 minutes 44 seconds East 185.00 feet; thence run South 22 degrees 39 minutes 43 seconds West 61.61 feet; thence run South 7 degrees 02 minutes 54 seconds West 37.06 feet; thence run South 10 degrees 57 minutes 52 seconds East 40.60 feet; thence run South 0 degrees 48 minutes 16 seconds West 105.78 feet; thence run South 10 degrees 04 minutes 05 seconds West 134.35 feet to the point of beginning; thence run South 0 degrees 18 minutes 42 seconds West 262.67 feet; thence run South 19 degrees 39 minutes 19 seconds East 39.12 feet; thence run South 38 degrees 02 minutes 45 seconds East 63.25 feet to a point situated on the West line of the aforesaid Quarter-Quarter Section; thence run along said Quarter-Quarter line South 0 degrees 09 minutes 48 seconds West 47.49 feet to a point situated in the centerline of a branch; thence run along said centerline North 74 degrees 42 minutes 32 seconds East 36.66 feet; thence run North 20 degrees 30 minutes 56 seconds East 33.58 feet; thence run North 38 degrees 35 minutes 40 seconds West 55.84 feet; thence run North 3 degrees 35 minutes 43 seconds East 18.23 feet; thence run North 52 degrees 46 minutes 38 seconds East 63.22 feet; thence run North 18 degrees 27 minutes 45 seconds East 12.82 feet; thence run North 39 degrees 00 minutes 15 seconds East 77.61 feet; thence run North 19 degrees 17 minutes 00 seconds East 51.46 feet; thence run North 68 degrees 39 minutes 48 seconds East 58.79 feet; thence run North 50 degrees 49 minutes 36 seconds East 62.48 feet; thence run North 1 degrees 51 minutes 56 seconds East 41.07 feet; thence run North 42 degrees 53 minutes 31 seconds East 55.42 feet; thence run South 88 degrees 18 minutes 10 seconds East 32.86 feet; thence run North 32 degrees 24 minutes 55 seconds East 49.92 feet; thence run North 42 degrees 53 minutes 31 seconds East 55.42 feet; thence run South 88 degrees 18 minutes 10 seconds East 32.86 feet; thence run North 32 degrees 24 minutes 55 seconds East 49.92 feet; thence run North 61 degrees 39 minutes 18 seconds East 61.44 feet; thence run North 30 degrees 31 minutes 57 seconds West 24.38 feet; thence run South 71 degrees 01 minutes 13 seconds West 292.08 feet; thence run South 88 degrees 48 minutes 12 seconds West 150.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Shannon Weekley as Personal
Mailing Address Rep of Estate of William Greenlee Jr
21098 Delmar Drive
Lake View, AL 35111

Grantee's Name Zera LaPointe
Mailing Address 7341 Kiowa Creek Drive
El Paso, Texas 79911

Property Address 510 Hwy 343
Columbiana, AL 35051

Date of Sale 02/14/2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 89,490.00



20240226000049500 4/4 \$120.50
Shelby Cnty Judge of Probate, AL
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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

☐ Sales Contract

☒ Other Tax Assessor's Market Value

☐ 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 2/26/2024

Print WARNER BUCKE JR

 Unattested

Sign Warner Bucke Jr

(verified by)

(Grantor/Grantee/Owner(Agent) circle one)

Print Form

Form RT-1