

VALUE: _____

SEND TAX NOTICE TO:

This instrument was prepared by:
CROWSON, MORRISON & SPANN, LLC
P. O. Box 278
Columbiana, AL 35051


20121203000459810 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
12/03/2012 09:17:10 AM FILED/CERT

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of compliance with an order of the Probate Court of Shelby County, Alabama, hereinafter described, and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Jane H. Riley, as Executrix of the Estate of Lois S. Hardwick, deceased**, (herein referred to as Grantor), grant, bargain, sell and convey unto **Jane H. Riley, a married woman, Jeannie H. Bubbett, a married woman and Jerrilynn H. Chamber, a married woman** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the of the NW1/4 of the NE1/4 of Section 18, Township 21 South, Range 2 West, which is marked by Railroad iron; run thence in a Northerly direction along the quarter Section line North 2 deg. 15' West 256 feet to a point marked by Railroad iron; run thence South 89 deg. 50' West 136 feet to an iron pipe or rod which is point of beginning of lot here in described; continue thence in the same direction, that is South 89 deg. 50' West 122.6 feet to another iron pipe or rod; run thence South 18 deg. 30' East 90 feet to an iron pipe or rod; thence run South 69 deg. 15' West 90 feet to the Eastern boundary of the right of way of the Birmingham-Montgomery Highway (U. S. Highway 31); run thence South 39 deg. 5' East 90 feet to a tree; run thence North 66 deg. East 138.9 feet to an iron pipe or rod; run thence North 2 deg. 15' West 130 feet to point of beginning.

This conveyance is executed by the undersigned **Jane H. Riley, solely in her capacity as Executrix of the Estate of Lois S. Hardwick deceased**, and not in her individual capacity nor in any other capacity. This conveyance is further executed in compliance with and subject to the terms, conditions, and stipulations of an order of the Probate Court of Shelby County, Alabama in said cause.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

[Signature] IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17th day of Sept, 2012.

THE ESTATE OF LOIS S. HARDWICK,
DECEASED.

By: *[Signature]*
Jane H. Riley, in her capacity as Executrix
of the Estate of Lois S. Hardwick, deceased.

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jane H. Riley**, whose name as Executrix of the Estate of Lois S. Hardwick 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of Sept, 2012.

[Signature]
Notary Public

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 Lois S. Hardwick
Mailing Address Jane Riley, Trustee
607 Cottage Drive
MT. Olive, AL 35117-3446

Grantee's Name Jane H. Riley, Trustee
Mailing Address 607 Cottage Dr. Mt. Olive, AL 35117-3446
Jennilynne H. Chambers 99 Hwy 315, Alabaster, AL 35007
Jeanne H. Babbett 2709 Braelinn Pkwy, Helena, AL 35080

Property Address 801 Hwy 31
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 69,740.00

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



20121203000459810 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
12/03/2012 09:17:10 AM FILED/CERT

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 12-3-12

Print Melva Jane Riley

Sign Melva Jane Riley

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1