

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) JoAn Stoudenmire
(Address) 200 Pine Street
Sylacauga, AL 35150

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and No/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, JoAn Stoudenmire Harris, individually and as Personal Representative of the Estate of Opal Vernice Helms Stoudenmire, a.k.a. Vernice Stoudenmire, deceased, Shelby County, Alabama Probate Court Case No. PR-2012-000127, John Houston Stoudenmire, Individually, and as Personal Representative of the Estate of Opal Vernice Helms Stoudenmire, a.k.a. Vernice Stoudenmire, deceased, Shelby County, Alabama Probate Court Case No. PR-2012-000127, and Wayne Clark Stoudenmire, individually and as Personal Representative of the Estate of Opal Vernice Helms Stoudenmire, a.k.a. Vernice Stoudenmire, deceased, Shelby County, Alabama Probate Court Case No. PR-2012-000127

(herein referred to as grantors) do grant, bargain, sell and convey unto

JoAn Stoudenmire Harris, individually

(herein referred to as GRANTEE, whether one or more) the following described real estate, situated in Shelby County, Alabama to-wit:

Lots 5 and 10 in the Survey of Jackson Brothers Lumber Company, which map is attached to deed recorded in Deed Book 53, page 174 to W. J. Weldon, and being situated in the NW1/4 of SE1/4 and NE1/4 of SW1/4 of Section 1, Township 21, Range 1 East, Shelby County, Alabama.

Less and except that certain parcel of land previously conveyed to the State of Alabama pursuant to that certain deed from Sam H. Stoudemire and wife, Vernice Stoudemire, executed December 7, 1973 and recorded in Book 290 at Page 17 in the Office of the Probate Judge of Shelby County, Alabama.

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

Subject to applicable zoning and sub-division regulations.

Subject to mineral and mining rights, if any.

None of the herein conveyed property constitutes any of the homestead property of any of the grantors.

The grantors herein constitute all of the heirs at law of the Estate of Opal Vernice Helms Stoudenmire, a.k.a. Vernice Stoudenmire, Shelby County, Alabama Probate Court Case No. PR-2012-000127.

Opal Vernice Helms Stoudenmire, a.k.a., Vernice Stoudenmire is one in the same person as Vernice Stoudemire, one of the grantees in that certain deed from Johnnie Helms, an unmarried woman to Sam H. Stoudemire and wife, Vernice Stoudemire, executed the 24th day of February 1965 and recorded in Book 234 at Page 504 in the Office of the Probate Judge of Shelby County, Alabama.

Sam H. Stoudenmire is one in the same person as Sam H. Stoudemire, one of the grantees in that certain deed from Johnnie Helms, an unmarried woman, to Sam H. Stoudemire, and wife, Vernice Stoudemire, executed the 24th day of February 1965 and recorded in Book 234 at Page 504 in the Office of the Probate Judge of Shelby County, Alabama.

Sam H. Stoudenmire is one in the same person as Sam H. Stoudemire, one of the grantors in that certain deed from Sam H. Stoudemire, and wife, Vernice Stoudemire, to the State of Alabama, executed December 7, 1973 and recorded in Book 290 at Page 17 in the office of the Probate Judge of Shelby County, Alabama.


Opal Vernice Helms Stoudenmire, a.k.a. Vernice Stoudenmire is one in the same person as Vernice Stoudemire, one of the grantors in that certain deed from Sam H. Stoudemire and wife, Vernice Stoudemire to the State of Alabama, executed December 7, 1973 and recorded in Book 290 at Page 17 in the office of the Probate Judge of Shelby County, Alabama.

Opal Vernice Helms Stoudenmire, a.k.a. Vernice Stoudenmire, was the sole surviving grantee of that certain deed from Johnnie Helms, an unmarried woman to Sam H. Stoudemire and wife, Vernice Stoudemire, executed the 24th day of February 1965 and recorded in Book 234 at Page 504 in the Office of the Probate Judge of Shelby County, Alabama, Sam H. Stoudenmire having died on the 27th day of August 1996.

This deed prepared without benefit of title abstract or examination at the request of grantee and grantors.

This deed prepared without benefit of survey at grantors and grantee request.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.


20130508C00191860 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
05/08/2013 03:34:17 PM FILED/CERT

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, hers or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 7th day of May, 2013.

WITNESS

JoAn Stoudenmire Harris (Seal)
JoAn Stoudenmire Harris, Individually and as Personal Representative of the Estate of Opal Vernice Helms Stoudenmire, a.k.a. Vernice Stoudenmire, Shelby County, Alabama Probate Court Case No. PR-2012-000127

John Houston Stoudenmire (Seal)
John Houston Stoudenmire, Individually and as Personal Representative of the Estate of Opal Vernice Helms Stoudenmire, a.k.a. Vernice Stoudenmire, Shelby County, Alabama Probate Court Case No. PR-2012-000127

Wayne Clark Stoudenmire (Seal)
Wayne Clark Stoudenmire, Individually and as Personal Representative of the Estate of Opal Vernice Helms Stoudenmire, a.k.a. Vernice Stoudenmire, Shelby County, Alabama Probate Court Case No. PR-2012-000127

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that JoAn Stoudenmire Harris, Individually and as Personal Representative of the Estate of Opal Vernice Helms Stoudenmire, a.k.a. Vernice Stoudenmire, 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 and with full authority she executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 7th day of May, 2013.

Laurie A. Walden
Notary Public

My Commission Expires JULY 7, 2013

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that John Houston Stoudenmire, Individually and as Personal Representative of the Estate of Opal Vernice Helms Stoudenmire, a.k.a. Vernice Stoudenmire, 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 and with full authority he executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 7th day of May, 2013.

Laurie A. Walden
Notary Public

My Commission Expires JULY 7, 2013

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Wayne Clark Stoudenmire, Individually and as Personal Representative of the Estate of Opal Vernice Helms Stoudenmire, a.k.a. Vernice Stoudenmire, 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 and with full authority he executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 7th day of May, 2013.

Laurie A. Walden
Notary Public

My Commission Expires JULY 7, 2013

20130508000191860 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
05/08/2013 03:34:17 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

JoAn Stoudenmire Harris
200 Pine St.
Sylacauga AL
35150

Grantee's Name
Mailing Address

JoAn Stoudenmire Harris
200 Pine St.
Sylacauga AL
35150

Property Address

75 Jackson St
Wilsonville AL
35186

Date of Sale

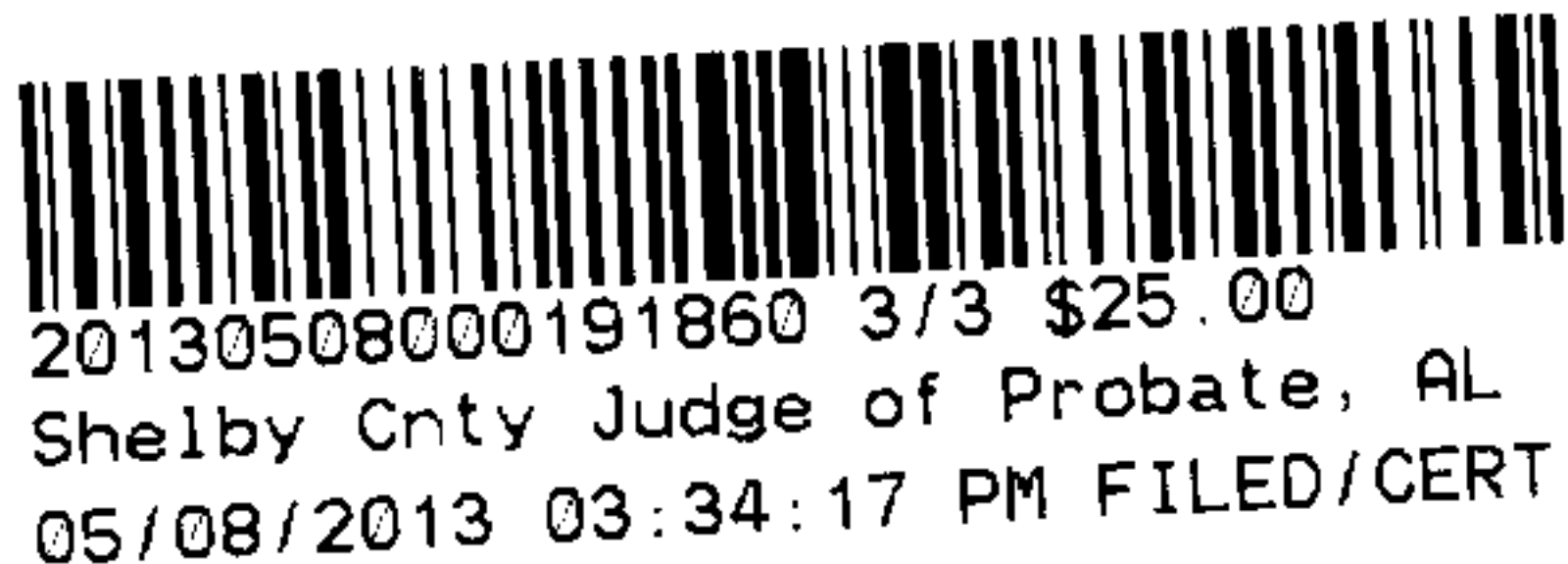
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 56,830



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 Tax Office

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 _____

Print JoAn Stoudenmire Harris

Unattested

(verified by)

Sign JoAn Stoudenmire Harris

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1