

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) Willie Lois Arrington

(Address) P.O. Box 284

Alabaster, AL 35007

**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, Willie Lois Arrington and John A. Arrington, individually and as Personal Representatives of the Estate of Willie B. Arrington, a.k.a. Willie Benjamin Arrington, deceased, Shelby County, Alabama Probate Court Case No. PR-2011-000296, Sarah E. Harris, individually, Corinna D. Arrington, individually, Eddie B. Arrington, individually, Terita L. McKenzie, individually, Robin Carter, individually, Kenneth Conley, individually, Joseph Slezak, individually, Laura Hawkins, individually, Tanya Shields, individually, Kimberly McDade, individually, John Michael Elliott, individually, and Alanzo Jerome Elliott, individually

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

Willie Lois Arrington, individually

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

A parcel of land lying in the SW1/4; NW1/4 and the SE1/4; NW1/4; Sec. 1; T21S; R3W, being all the land described in the deed found recorded in Vol. 137, page 347 in the Office of the Judge of Probate of Shelby County, Alabama and a tract of land lying east of and running along the east boundary of said parcel, both being incorporated into one lot and more particularly described as follows:

Starting at the northeast corner of said SW1/4; NW1/4; Sec. 1; T21S; R3W, which is the point of beginning, run westerly a distance of 213 feet to an iron marker on an established property line. Thence turn an angle of 106 degrees-45 minutes to the left and run southeasterly along said established property line a distance of 252 feet to a concrete pedestal on the northwest R/W line of the Viceville Road. Thence turn 106 degrees-03 minutes to the left and run northeasterly a distance of 115.8 feet to an iron marker on said northwest R/W line of said Viceville Road. Thence turn 38 degrees-22 minutes to the left and run northeasterly a distance of 169.7 feet to an iron marker. Thence run northwesterly 27.1 feet to the point of beginning.

Said parcel of land lies in the said SW1/4; NW1/4 and the SE1/4; NW1/4; Sec. 1; T21S; R3W, and contains 0.9 acres, more or less.

This Deed prepared without benefit of title abstract or examination at grantee's and grantors' request.

This Deed prepared without benefit of a survey at grantee's and grantors' request.

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

Subject to applicable zoning and sub-division regulations.

Subject to mineral and mining rights, if any.

The property described herein is the same parcel of land described in that certain deed from Mattie B. Walker, a widow to Willie B. Arrington and wife, Corene Arrington, executed on the 19<sup>th</sup> day of August, 1948, and recorded in the office of the Probate Judge of Shelby County, Alabama, on 20<sup>th</sup> day of June, 1949, in Volume 37 Record of Deeds at Page 347. Attached hereto as Exhibit 1 is the survey of Louis M. Armstrong, Reg. No. 2201, which is incorporated herewith as if fully set out herein.

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

The grantees herein constitute all of the heirs at law of the Estate of Willie B. Arrington, a.k.a. Willie Benjamin Arrington, Shelby County, Alabama Probate Court Case No. PR-2011-000296.

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

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.

April IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 3<sup>rd</sup> day of April, 2012. 2013.

WITNESS

Willie Lois Arrington (Seal)

Willie Lois Arrington, Individually and as Personal Representative of the Estate of Willie B. Arrington, a.k.a. Willie Benjamin Arrington, Shelby County,

John A. Arrington (Seal)

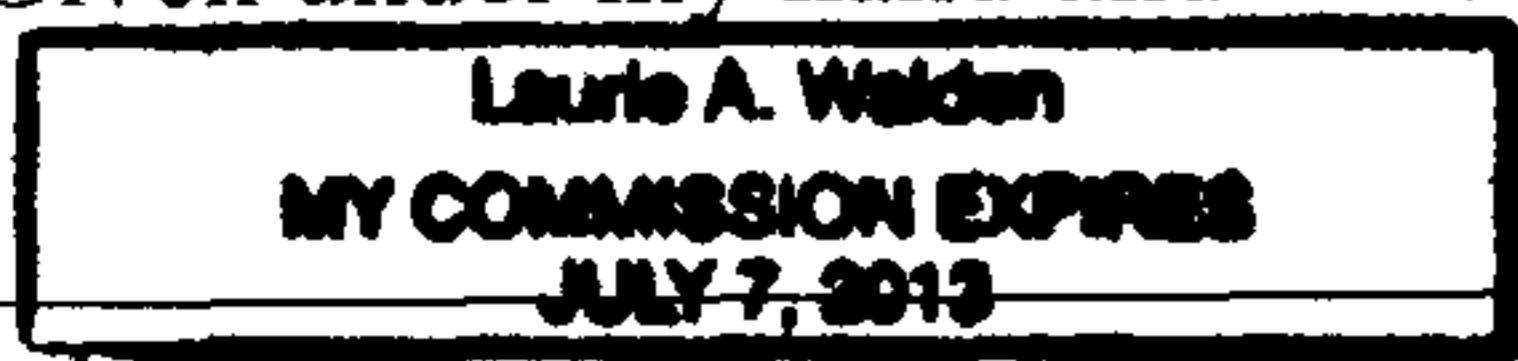
John A. Arrington, Individually and as Personal Representative of the Estate of Willie B. Arrington, a.k.a. Willie Benjamin Arrington, Shelby County,

Leita L. McKezie (Seal) Ronin Carter (Seal)  
Sarah E. Harris (Seal) Kentley Bailey (Seal)  
Edgar B. Griffin (Seal) Laura Hawkins (Seal)  
Kimberly McEach (Seal) Paula (Seal)  
Tanya Shields (Seal) Myo Shutte (Seal)  
Cornine D. Arrington (Seal) \_\_\_\_\_ (Seal)  
Joseph (Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that **Willie Lois Arrington, Individually and as Personal Representative of the Estate of Willie B. Arrington, a.k.a. Willie Benjamin Arrington, 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 23<sup>rd</sup> day of May, 2012.



Notary Public

My Commission Expires:

STATE OF ALABAMA Georgia  
SHELBY COUNTY Richmond

I, Deborah Eberle Shah, a Notary Public in and for said County, in said State, hereby certify that **John A. Arrington, Individually and as Personal Representative of the Estate of Willie B. Arrington, a.k.a. Willie Benjamin Arrington, 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 3 day of April, 2012.

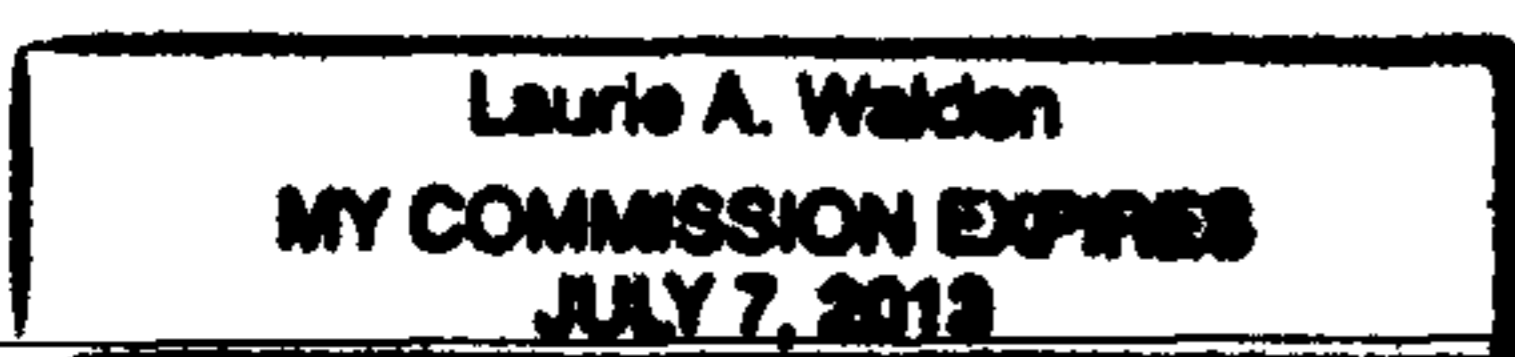
Deborah Eberle Shah  
Notary Public

10/03/2018  
My Commission Expires:

STATE OF ALABAMA  
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that **Sarah E. Harris**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of June, 2012.



My Commission Expires:

Laurie A. Walden  
Notary Public

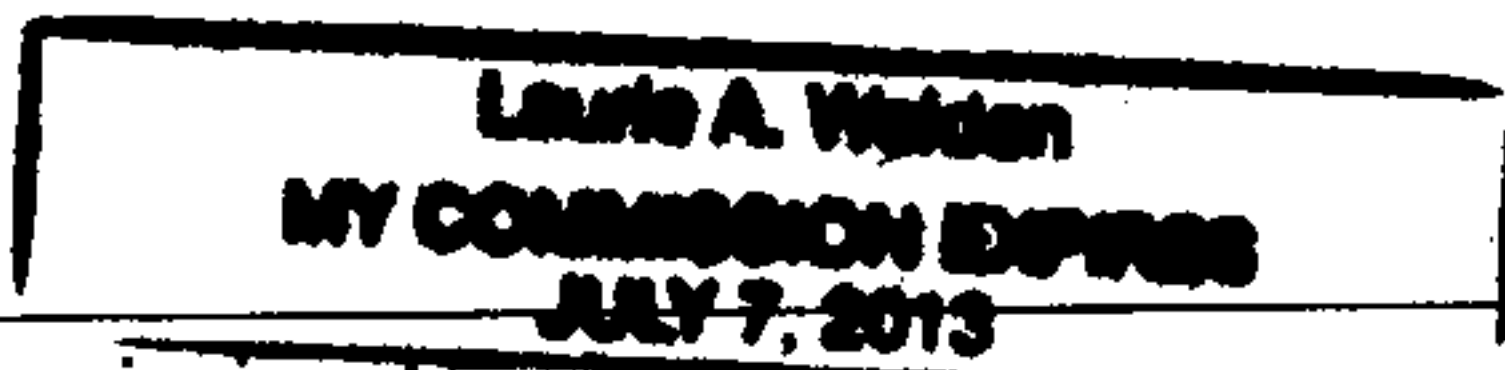


20130805000317210 2/7 \$47.00  
Shelby Cnty Judge of Probate, AL  
08/05/2013 11:57:05 AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Eddie B. Arrington, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of June, 2012.



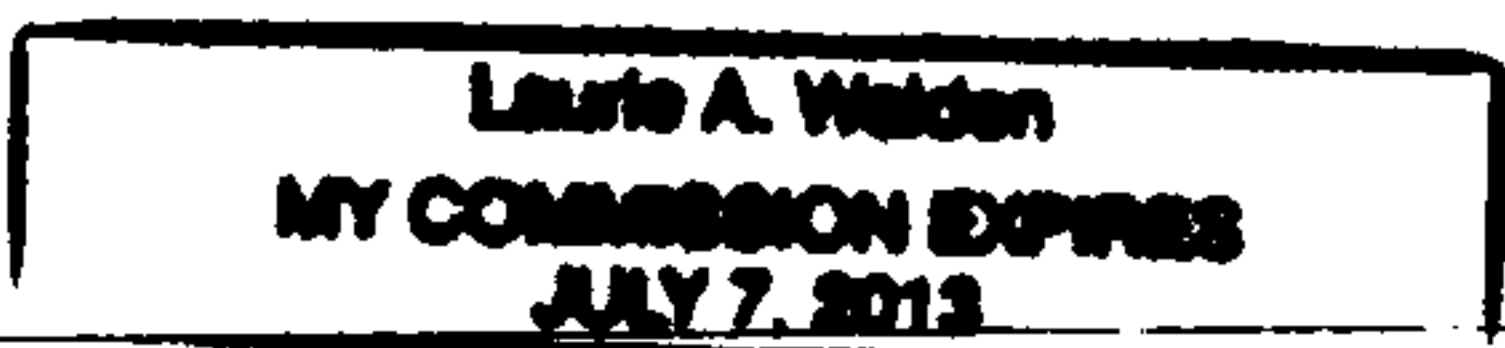
My Commission Expires:

Laurie A. Walden  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Tanya Shields, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of May, 2012.



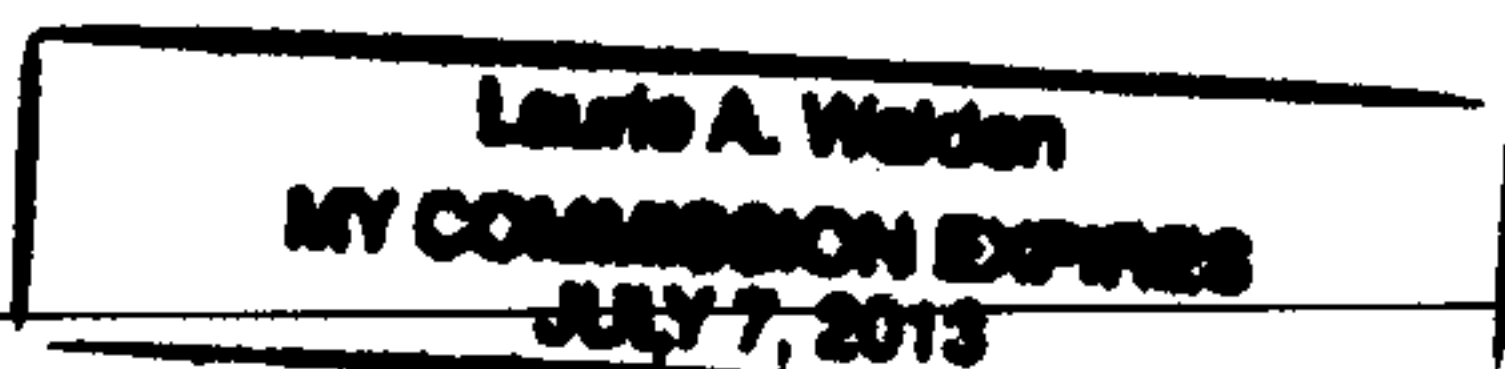
My Commission Expires:

Laurie A. Walden  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Terita L. McKenzie, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of May, 2012.



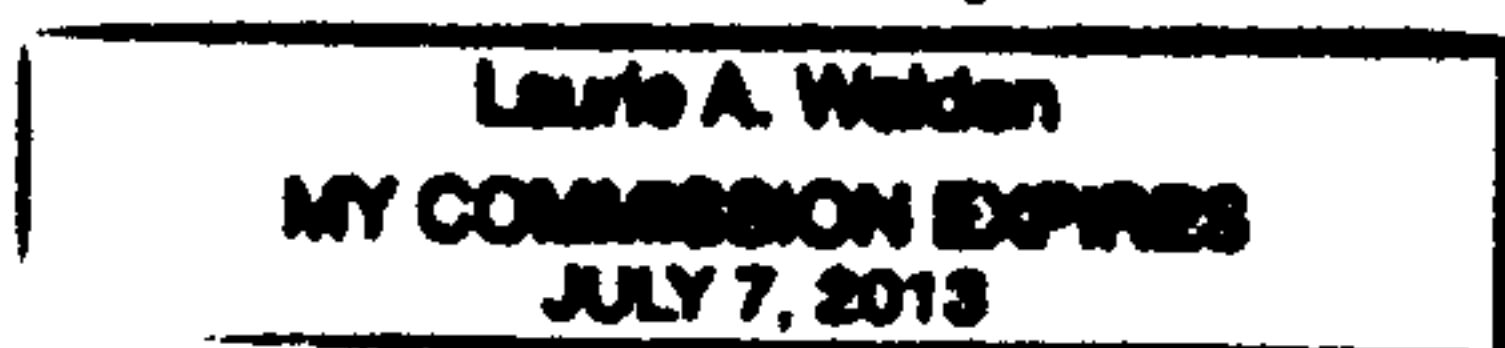
My Commission Expires:

Laurie A. Walden  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Kimberly McDade, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of May, 2012.



My Commission Expires:

Laurie A. Walden  
Notary Public

STATE OF ALABAMA  
Jefferson COUNTY

I, Felita F. Yarbrough, a Notary Public in and for said County, in said State, hereby certify that Laura Hawkins, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of November, 2012.

June 29, 2014  
My Commission Expires:

Felita F. Yarbrough  
Notary Public



20130805000317210 3/7 \$47.00  
Shelby Cnty Judge of Probate, AL  
08/05/2013 11:57:05 AM FILED/CERT

STATE OF ALABAMA

Calhoun COUNTY

I, Micha R. Dempsey, a Notary Public in and for said County, in said State, hereby certify that Robin Carter, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of October, 2012.

[Signature]  
Notary Public

My Commission Expires: 02/22/2014

STATE OF ALABAMA

Calhoun COUNTY

I, Micha R. Dempsey, a Notary Public in and for said County, in said State, hereby certify that Kenneth Conley, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of November, 2012.

[Signature]  
Notary Public

My Commission Expires: 02/22/2014

STATE OF TEXAS

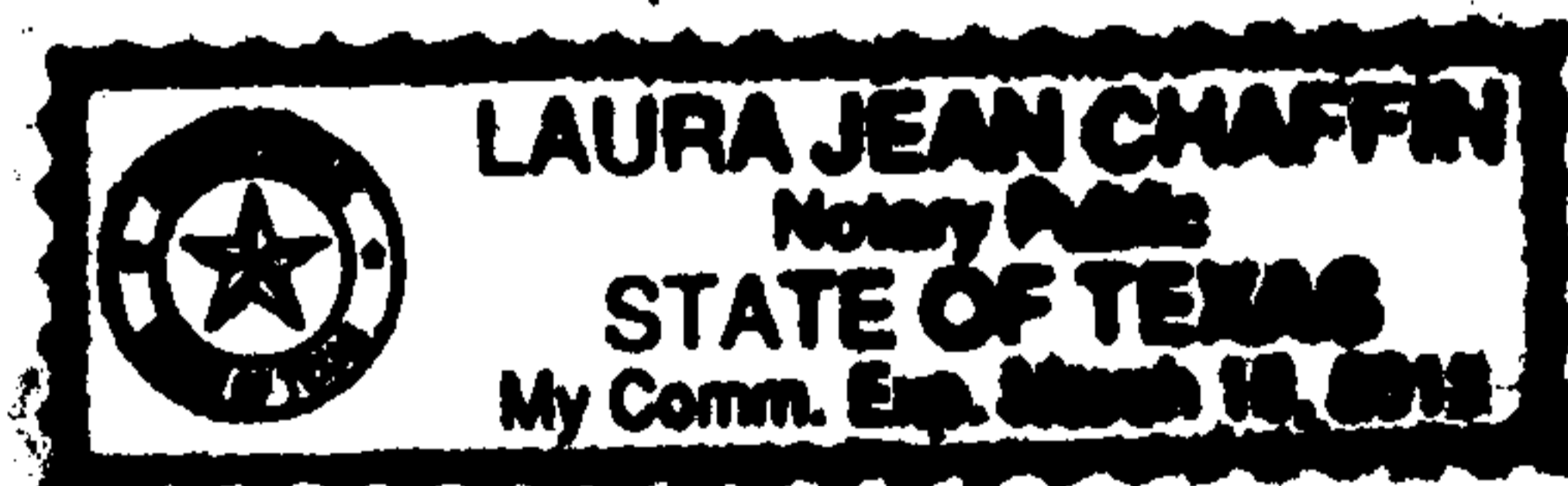
Harris COUNTY

I, Laura Jean Chaffin, a Notary Public in and for said County, in said State, hereby certify that Joseph Slezak, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September, 2012.

Laura Jean Chaffin  
Notary Public

My Commission Expires: 3/18/13



STATE OF NY  
Nassau COUNTY

I, Susan Menne, a Notary Public in and for said County, in said State, hereby certify that Corinna D. Arrington, 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 she executed the same voluntarily on the day the same bears date.

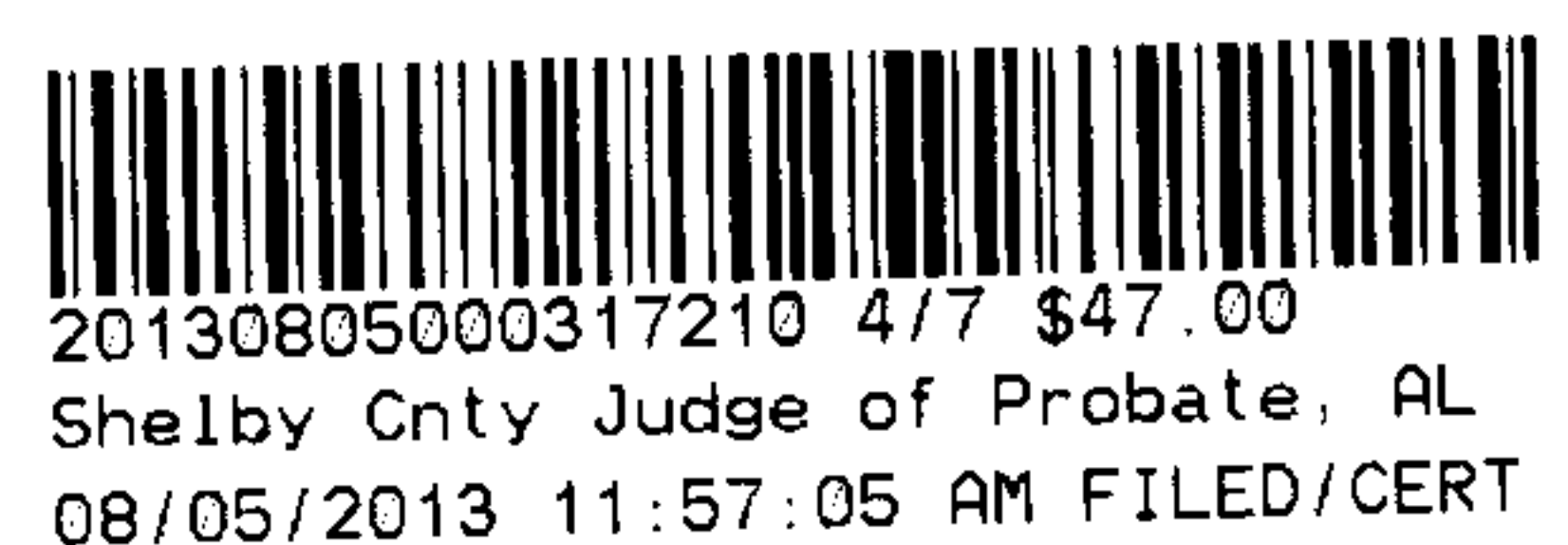
Given under my hand and official seal this 3 day of Aug, 2012.

Susan Menne  
Notary Public

My Commission Expires:

SUSAN MENNA  
Notary Public, State of New York  
No. 01ME5030887  
Qualified in Nassau County  
Commission Expires July 25,

2014

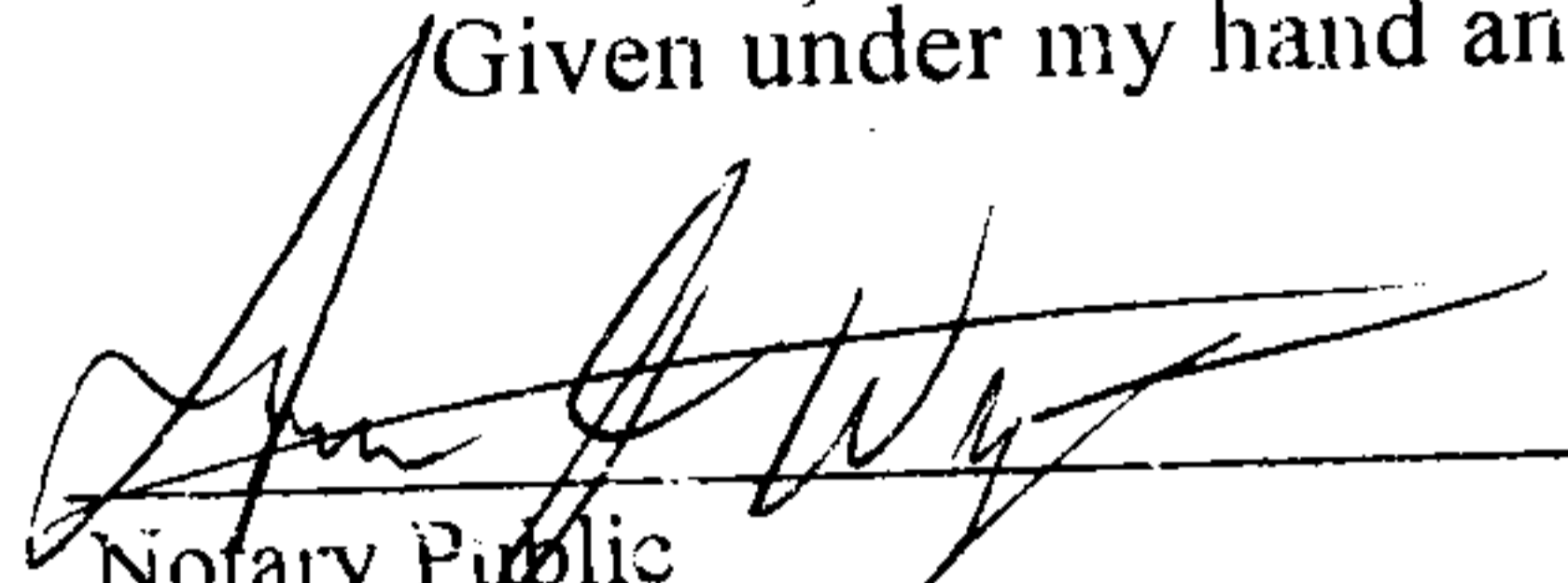


STATE OF ALABAMA

Montgomery COUNTY

I, Arneise F. Wright, a Notary Public in and for said County, in said State, hereby certify that John Michael Elliott, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December, 2012.

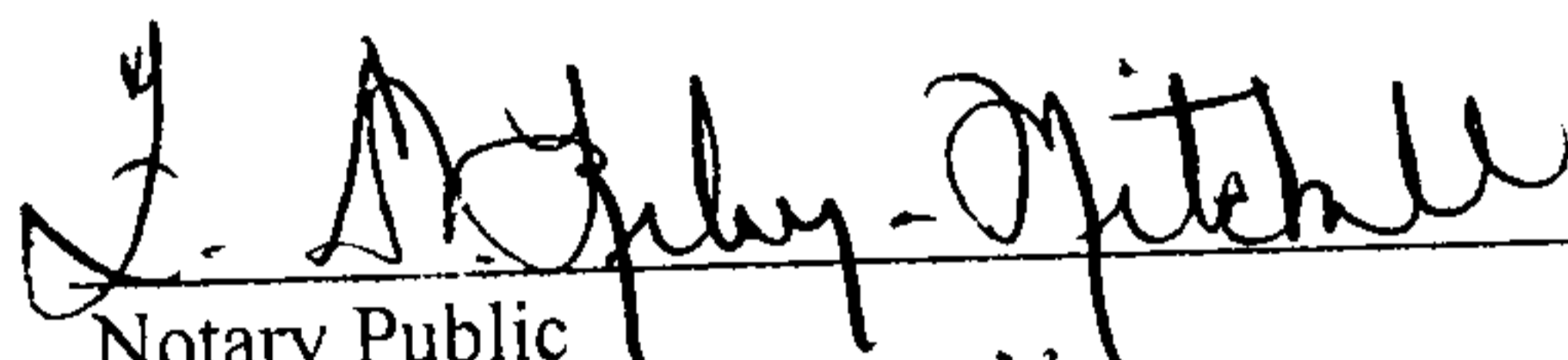
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 6-26-2013

STATE OF ALABAMA

Elmore COUNTY

I, L. D. Riley-Mitchell, a Notary Public in and for said County, in said State, hereby certify that Alanzo Jerome Elliott, 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 he executed the same voluntarily on the day the same bears date.

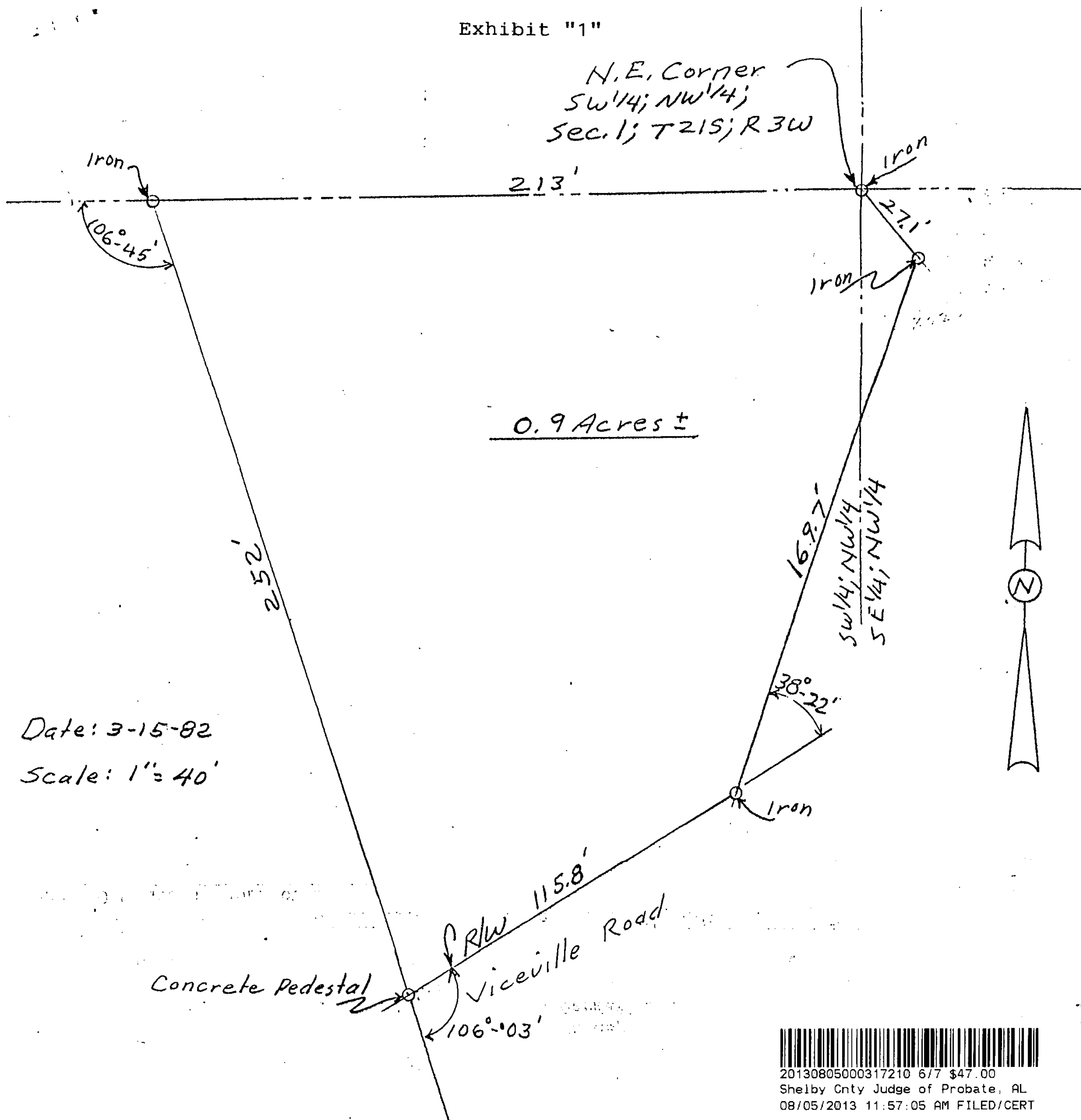
Given under my hand and official seal this 29 day of March, 2013.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: Feb. 22, 2017



20130805000317210 5/7 \$47.00  
Shelby Cnty Judge of Probate, AL  
08/05/2013 11:57:05 AM FILED/CERT

Exhibit "1"



I, Lewis M. Armstrong, a registered Civil Engineer and Land Surveyor in the State of Alabama, do hereby certify that I have made a survey of the above shown parcel of land, a description of which is given below.

Lewis M. Armstrong  
Lewis M. Armstrong Reg. No. 2201

A parcel of land lying in the SW<sup>1</sup>/<sub>4</sub>; NW<sup>1</sup>/<sub>4</sub> and the SE<sup>1</sup>/<sub>4</sub>; NW<sup>1</sup>/<sub>4</sub>; Sec. 1; T21S; R3W, being all the land described in the deed found recorded in Vol. 137, page 347 in the Office of the Judge of Probate of Shelby County, Alabama and a tract of land lying east of and running along the east boundary of said parcel, both being incorporated into one lot and more particularly described as follows:

Starting at the northeast corner of said SW<sup>1</sup>/<sub>4</sub>; NW<sup>1</sup>/<sub>4</sub>; Sec. 1; T21S; R3W, which is the point of beginning, run westerly a distance of 213 feet to an iron marker on an established property line. Thence turn an angle of 106 degrees-45 minutes to the left and run southeasterly along said established property line a distance of 252 feet to a concrete pedestal on the north-west R/W line of the Viceville Road. Thence turn 106 degrees-03 minutes to the left and run northeasterly a distance of 115.8 feet to an iron marker on said northwest R/W line of said Viceville Road. Thence turn 38 degrees-22 minutes to the left and run northeasterly a distance of 169.7 feet to an iron marker. Thence run northwesterly 27.1 feet to the point of beginning.

Said parcel of land lies in the said SW<sup>1</sup>/<sub>4</sub>; NW<sup>1</sup>/<sub>4</sub> and the SE<sup>1</sup>/<sub>4</sub>; NW<sup>1</sup>/<sub>4</sub>; Sec. 1; T21S; R3W, and contains 0.9 acres, more or less.

# 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

Willie L. Arrington  
P.O. Box 284  
Alabaster, Ala. 35007

Grantee's Name

Mailing Address

Willie Lois Arrington  
P.O. Box 284  
Alabaster, Ala. 35007

Property Address

285 5th (Arrington Ave.) S.E.

Date of Sale

Total Purchase Price

\$ 5000.00

or

Actual Value

\$

or

Assessor's Market Value \$

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

Estate Settlement

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:

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 8/5/13

Print Willie Lois Arrington

Sign Willie Lois Arrington

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1