

prepared by William D. Latham
P.O. Drawer 1319, Clanton, AL 35046

12935 of Hwy 22
Plantersville
36750



20130927000388270 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/27/2013 09:59:14 AM FILED/CERT

THIS SPACE IS FOR RECORDING DATA ONLY

WARRANTY DEED

STATE OF ALABAMA-CHILTON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF One Dollar, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Wade Burt as Trustee of the testamentary trust in the Last Will and Testament of Judith Burt Reynolds (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Frank Reynolds (herein referred to as grantee, whether one or more), the following described real estate situated in SHELBY County, Alabama:

~~Begin~~ at a point 35 feet north of the center of the Southern Railroad Tract and 318 feet east of the Montgomery Highway right-of-way; thence run in a northwesterly direction 100 feet; thence in a southwesterly direction 20 feet; thence in a southeasterly direction 100 feet; thence run in an easterly direction to the point of beginning. Said lot being in Block 8, Dunstons Map of Calera, Alabama, also known as the Old Bakery Lot, and fronting on the Southern Railroad right-of-way for 20 feet, more or less.

ALSO: Begin at the southeast corner of Block 8, Dunstons map of Calera, Alabama, at the intersection of the right-of-way of the Southern Railroad and the right-of-way of the L&N Railroad; thence run along the right-of-way of the L&N Railroad for 100 feet, more or less; thence run in a southwesterly direction for 75 feet, more or less; thence run in a southeasterly direction for 100 feet, more or less, to the right-of-way of the Southern Railroad; thence run east along said right-of-way to the point of beginning. Said lot fronting on the Southern Railroad right-of-way for 43 feet, more or less.

Deed Reference: Book 317, Page 104

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

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above, 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, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 29

day of Aug, 2013

Wade Burt

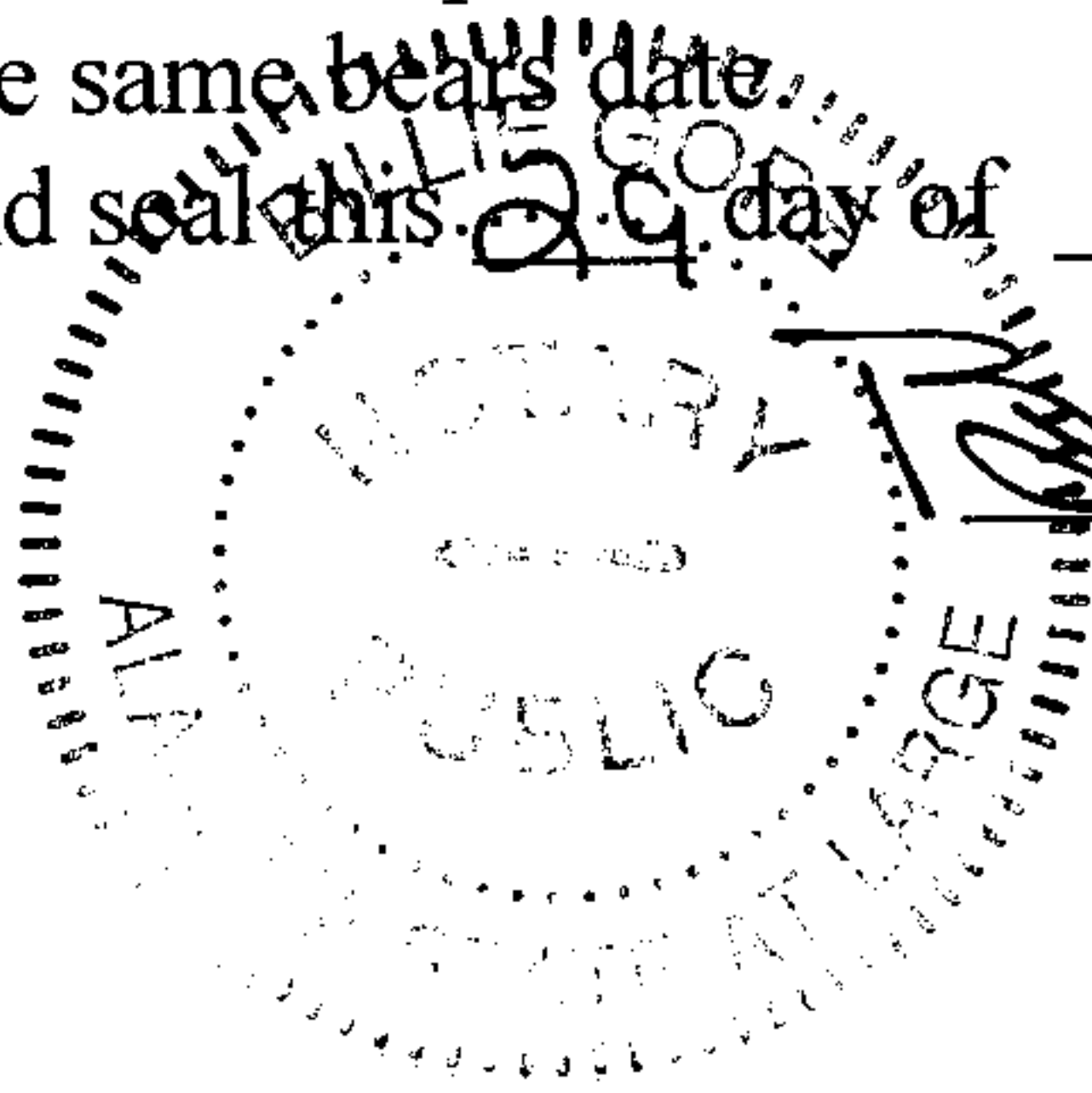
Wade Burt as Trustee of the testamentary
trust in the Last Will and Testament of
Judith Burt Reynold

STATE OF Alabama

Chilton County

I, the undersigned, hereby certify that Wade Burt, as Trustee of the testamentary trust in the Last Will and Testament of Judith Burt Reynolds, 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, with full power and authority acting as said trustee, executed the same voluntarily on the day the same bears date.

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



J. L. Cooper
NOTARY PUBLIC

**Legal Description
provided by
Grantor/Grantee**

The preparer of this document has not
examined title to the property described herein
and makes no certification as to title.



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Shelby

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

Wade Burt
P.O. Box 25
Maplesville, AL 36750

Grantee's Name
Mailing Address

Frank Reynolds
12935 Al Hwy 22
Plantersville, AL
36758

Property Address

N/A

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 3,510

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 Per Will

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

Frank Reynolds

☒ Unattested

Loren Melsen
(verified by)

Sign

Frank Reynolds

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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