

This instrument was prepared without Grantee's address:  
evidence of title or survey by: Samantha Hughes Robillard

52 Sterling Heights Dr.

William R. Justice Clifton Park, NY 12065  
P.O. Box 587, Columbiana, Alabama 35051

## **STATUTORY WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,**

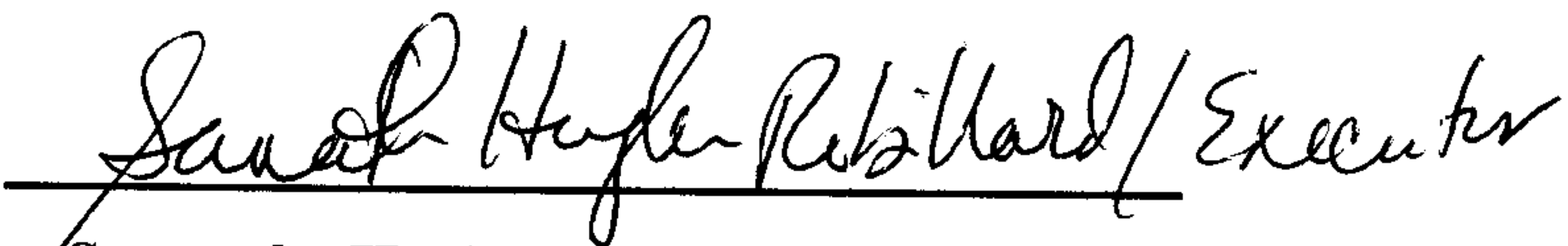
That in consideration of the distribution of the estate of Emily Catherine Frost Hughes (being one and the same person as Emily Frost Hughes) deceased, in accordance with her will probated in Case No. <sup>PR</sup>2013 - 060717 in the Probate Court of Shelby County, Alabama, the undersigned Samantha Hughes Robillard, Executor of said estate by appointment of the Probate Court of Williamson County, Tennessee, in Case No. P-6682 (herein referred to as GRANTOR, whether one or more) pursuant to the power given to her in said will does grant, bargain, sell, and convey unto **Samantha Hughes Robillard, Mark Lee Hughes, Steven Patrick Hughes, and George Alexander Hughes, one-fourth (1/4<sup>th</sup>) each as Tenants in Common** (herein referred to as GRANTEE, whether one or more) the following described real estate situated in **Shelby County, Alabama** to-wit:


An undivided one-eighth (1/8<sup>th</sup>) interest in and to the N ½ of the SE ¼ and the E ½ of the SW ¼ of Section 36, Township 20 South, Range 2 West.

Subject to all easements, restrictions, conditions, rights-of-way and encumbrances of record; (be is also known that Emily Catherine Frost Hughes also had a son named William Astley Cooper Hughes Jr. who died 08-16-2008 without issue.)

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 25<sup>th</sup> day of September, 2013.

  
\_\_\_\_\_  
**Samantha Hughes Robillard / Executor**

  
20131025000422110 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
10/25/2013 10:12:56 AM FILED/CERT

STATE OF NEW YORK

COUNTY OF Saratoga

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Samantha Hughes Robillard**, whose name as executor of the estate of **Emily Catherine Frost Hughes (being one and the same person as Emily Frost Hughes)**, *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 as such executor executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of September 2013.



NOTARY PUBLIC

My Commission Expires: 12/31/2015

MICHAEL A. WALLACE  
Notary Public, State of New York  
No. 01WA6179794  
Qualified in Saratoga County  
Commission Expires Dec. 31, 2015



20131025000422110 2/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
10/25/2013 10:12:56 AM 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 : Estate of Emily Catherine Frost Hughes  
Case No. PR-13-000717

Grantee's Name: Samantha Hughes Robillard, Mark  
Lee Hughes, Steven Patrick Hughes & George Alexander  
Hughes

Mailing Address 52 Sterling Heights Drive  
Clifton Park, NY 12065

Mailing Address: 52 Sterling Heights Drive  
Clifton Park, NY 12065

Property Address: Hwy 331  
Columbiana, AL 35051

Date of Sale 9-25-13  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 182,600.00

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 – Tax Assessor records

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 9-25-13

Sign William R. Justice  
(Grantor/Grantee/Owner/Agent) Circle one

Print William R. Justice

☐ Unattested

(Verified by)