

THIS INSTRUMENT PREPARED BY:

Robert O. Driggers, Attorney
2820 Columbiana Road
Birmingham, AL 35216

SEND TAX NOTICE TO:

William Reilly Wallace
201 Wallace Road
Helena, AL 35080

STATUTORY WARRANTY DEED

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of distribution pursuant to the terms of the Will of ANNIE MAE WALLACE, Deceased, Shelby County, Alabama Probate Court Case # PR-2012-000075, the undersigned Grantors,

**WILLIAM REILLY WALLACE and CAMILLE MARGUERITE McKINNEY, as
Co-Personal Representatives of the Estate of ANNIE MAE WALLACE, Deceased**

(herein referred to as "Grantors"), do grant, bargain, distribute and convey unto

**WILLIAM REILLY WALLACE and CAMILLE MARGUERITE McKINNEY, as
Tenants in Common**

(herein referred to as "Grantees"), an undivided one-half interest to each of said Grantees in the following described real estate situated in Shelby County, Alabama, to-wit:

**ALL THOSE PARCELS OF REAL PROPERTY DESCRIBED IN EXHIBIT "A"
ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN AS
AN INTEGRAL PART HEREOF.**

ANNIE MAE WALLACE is the surviving Grantee in that certain Deed recorded in Book 340, Page 207, in the Office of the Judge of Probate of Shelby County, Alabama; the other Grantee, **TUEHLOM O. WALLACE**, having died on or about December 24, 1985.

ANNIE MAE WALLACE is one and the same person as **ANNIE M. WALLACE**, one of the Grantees in that certain Deed recorded in Volume 132, Page 409, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 2012 and thereafter.
2. Easements, rights of way, restrictions and limitations of record, if any, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the Grantees, their successors and assigns forever.


20131114000447840 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
11/14/2013 10:57:23 AM FILED/CERT

STATUTORY WARRANTY DEED

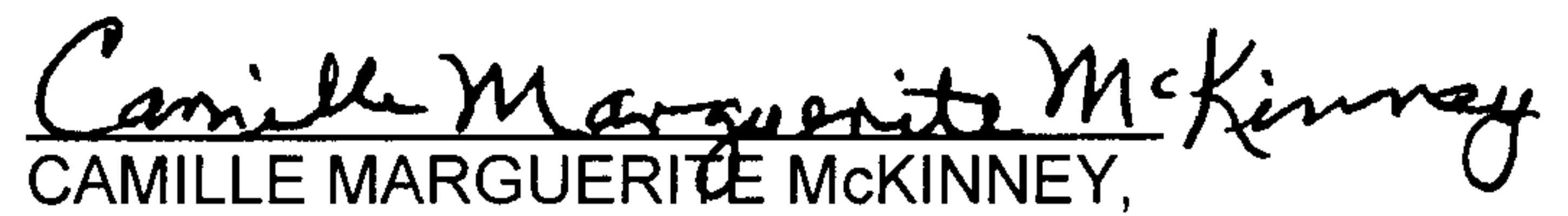
**WILLIAM REILLY WALLACE and CAMILLE MARGUERITE McKINNEY,
Co-Personal Representatives (Grantors)**

WILLIAM REILLY WALLACE and CAMILLE MARGUERITE McKINNEY (Grantees)

AND THE GRANTORS DO HEREBY COVENANT with the Grantees, except as above noted that, at the time of delivery of this Deed, the property was free from all encumbrances made by the Grantors herein, and the Grantors will warrant and defend the same against the lawful claims and demands of all persons claiming by through, or under them, but against none other.

15th **IN WITNESS WHEREOF**, we have hereunto set our hands and seals this day of November, 2012.


WILLIAM REILLY WALLACE, as
Co-Personal Representative of the
Estate of ANNIE MAE WALLACE,
Deceased


CAMILLE MARGUERITE McKINNEY,
as Co-Personal Representative of
the Estate of ANNIE MAE WALLACE,
Deceased

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public for the State of Alabama At Large, hereby certify that WILLIAM REILLY WALLACE and CAMILLE MARGUERITE McKINNEY, as Co-Personal Representatives of the Estate of ANNIE MAE WALLACE, Deceased, whose names are signed to the foregoing Statutory Warranty Deed as Co-Personal Representatives, and who are known to me, acknowledged before me on this day, that, being informed of the contents of this Deed, they, in their capacity as such Co-Personal Representatives, executed this Deed voluntarily on the day this Deed bears date.

Given under my hand and official seal this 15th of November, 2012.


ROBERT O. DRIGGERS, Notary Public
My Commission Expires: 5/11/2014



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EXHIBIT "A"

LEGAL DESCRIPTION ATTACHED TO STATUTORY WARRANTY DEED DATED NOVEMBER 15, 2012, OF ALL PARCELS OF REAL PROPERTY, SITUATED IN SHELBY COUNTY, ALABAMA, CONVEYED BY WILLIAM REILLY WALLACE AND CAMILLE MARGUERITE McKINNEY (GRANTORS), AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF ANNIE MAE WALLACE, DECEASED, TO WILLIAM REILLY WALLACE AND CAMILLE MARGUERITE McKINNEY, AS TENANTS IN COMMON (GRANTEES):

PARCEL ONE:

The East One-Half of the Northwest Quarter of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama; surface rights only being conveyed to the East One-Half of the said East One-Half of the Northwest Quarter.

The Southeast Quarter of the Southwest Quarter of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama; surface rights only being conveyed to the East One-Half of the said Southeast Quarter of the Southwest Quarter of Section 26, Township 20 South, Range 4 West.

PARCEL TWO:

The Southeast Quarter of the Northwest Quarter of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama; surface rights only to the East One-Half of the said Southeast Quarter of the Northwest Quarter.



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Real Estate Sales Validation Form

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

Grantor's Name	<u>William Reilly Wallace &</u>	Grantee's Name	<u>William Reilly Wallace &</u>
Mailing Address	<u>Camille Marguerite McKinney,</u>	Mailing Address	<u>Camille Marguerite</u>
	<u>as Co-Psl. Rep. of Estate</u>		<u>McKinney, TenInCom.</u>
	<u>of Annie Mae Wallace, Deceased</u>		<u>201 Wallace Road</u>
	<u>201 Wallace Road, Helena, AL 35080</u>		<u>Helena, AL 35080</u>
Property Address	<u>55 Wallace Road</u>	Date of Sale Distribution:	<u>11/15/2012</u>
	<u>Helena, AL 35080</u>	Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 316,000</u>

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	☐ Appraisal
☐ Sales Contract	☐ Assessor's Market Value
☐ Closing Statement	☐ Other

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 11/09/2013

Print Robert O. Driggers, Attorney

Unattested

(verified by)

Sign

Robert O. Driggers

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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