

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
5875 Hwy 280
Harpersville, AL 35078

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Cheri K. Herring, deceased, in accordance with her will probated in Case No. 2012-220 in the Probate Court of Talladega County, Alabama, the undersigned Jeffrey Marc Mann and Jennifer Mann Ivy, personal representatives of said estate, and Jennifer Mann Ivy, individually, a married woman (herein referred to as GRANTOR, whether one or more) pursuant to the power given to them in said will do grant, bargain, sell and convey unto Jeffrey Marc Mann (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

All that part of the West 330 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East, which lies south of the Florida Short Route Highway (U.S. 280) except that certain lot 50 feet by 150 feet which was conveyed to W. J. Hall on August 13, 1945, by deed recorded in Deed Book 124 page 140 in the Probate Office of Shelby County, Alabama.

Also, all that part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ that lies south of the Florida Short Route Highway (U.S. 280) in Section 28, Township 19 South, Range 2 East.

Cheri K. Herring, deceased, formerly known as Cheri W. Mann, was the surviving grantee named in the deed dated March 16, 1973, recorded in Deed Book 279, page 245, in the Probate Office of Shelby County, Alabama, the other grantee, Thoris N. Mann, having died prior to the death of Cheri K. Herring but subsequent to the execution, delivery, and recording of said deed.

By virtue of this deed, Grantor Jennifer Mann Ivy is conveying her undivided one-half interest in the above described real estate to which she is entitled by the terms of the last will and testament of Cheri K. Herring (which is neither her homestead nor that of her spouse) to GRANTEE.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this


20140410000105020 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
04/10/2014 03:40:21 PM FILED/CERT

7 day of March, 2014.

Jeffrey M. Mann
Jeffrey Marc Mann as personal representative

Jennifer Mann Ivy
Jennifer Mann Ivy as personal representative

Jennifer Mann Ivy
Jennifer Mann Ivy, individually

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey Marc Mann, whose name as personal representative of the estate of Cheri K. Herring, 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, he as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, 2014.

Roberto Fulmer
Notary Public

STATE OF TEXAS
COUNTY OF Williamson

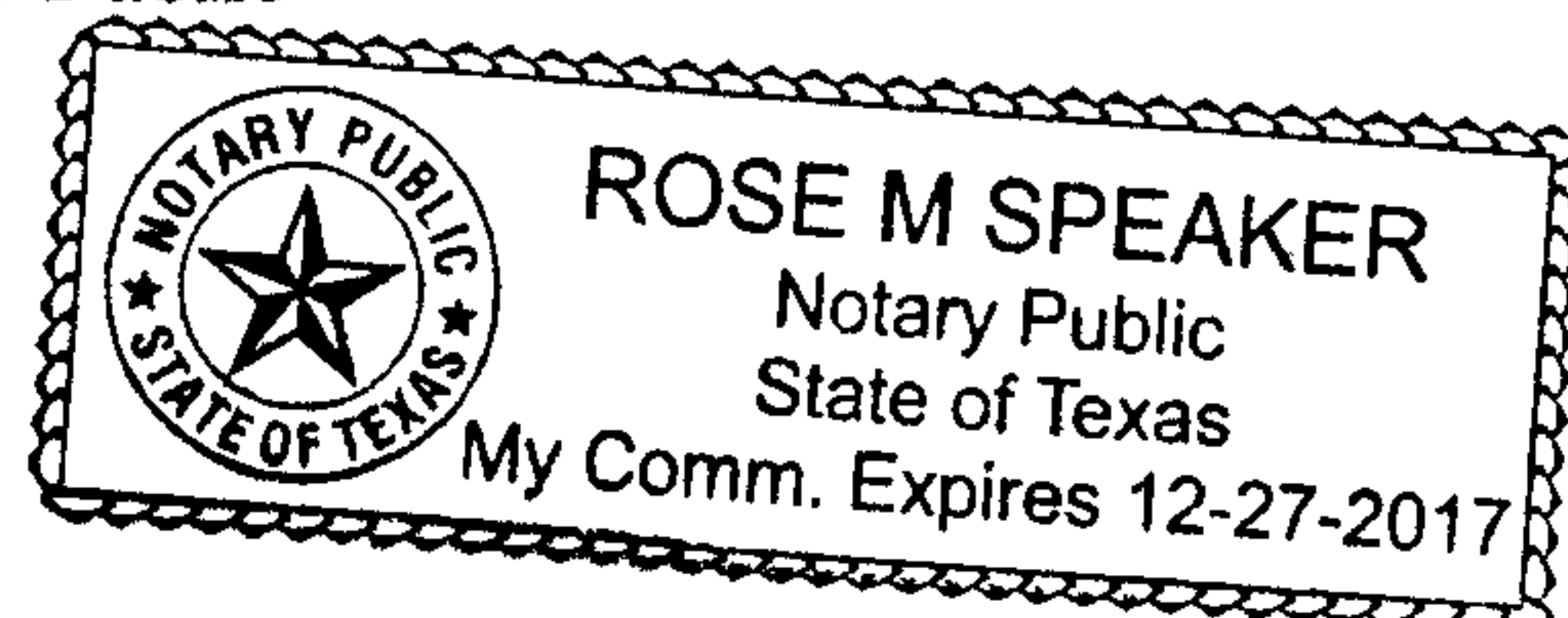
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer Mann Ivy, whose name individually and as personal representative of the estate of Cheri K. Herring, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she individually and as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of March, 2014.



20140410000105020 2/4 \$26.00
Shelby Cnty Judge of Probate, AL
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Rose M. Speaker
Notary Public

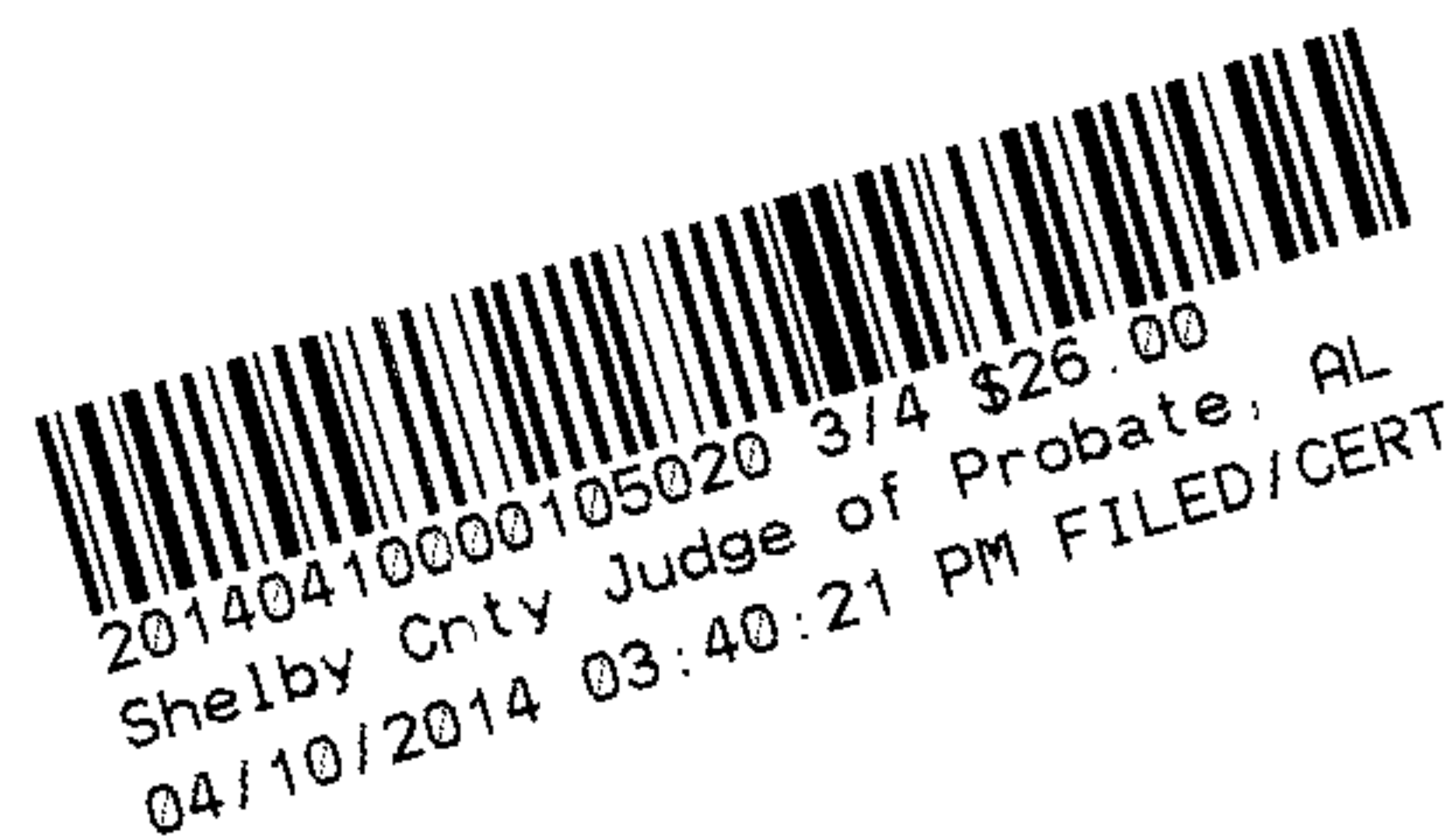


LEGAL DESCRIPTION

One-half interest in and to:

All that part of the West 330 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East, which lies south of the Florida Short Route Highway (U.S. 280) except that certain lot 50 feet by 150 feet which was conveyed to W. J. Hall on August 13, 1945, by deed recorded in Deed Book 124 page 140 in the Probate Office of Shelby County, Alabama.

Also, all that part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ that lies south of the Florida Short Route Highway (U.S. 280) in Section 28, Township 19 South, Range 2 East.



Real Estate Sales Validation Form

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

Grantor's Name Jennifer Mann Ivy
Mailing Address 3506 Ogden Cove
Round Rock, TX 78664

Grantee's Name Jeffrey Marc Mann
Mailing Address 5875 Hwy 280
Harpersville, AL 35078

Property Address 5875 Hwy 280
Harpersville, AL 35078

Date of Sale 3-7-14
Total Purchase Price \$
or
Actual Value \$ 94,500
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

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 3-7-14

Print Jennifer Mann Ivy

☒ Unattested

(verified by)

Sign Jennifer Mann Ivy

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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