

This instrument was prepared by:  
Wallace, Ellis, Fowler, Head & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
James H. Pell  
100 Shaw Lane  
Wilsonville, AL 35186

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$149,900.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Howard Morton Humphreys, as Personal Representative of the Estate of Cletus B. Metzger, Probate Case #PR2013-000725, Shelby County, Alabama, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **James H. Pell and Janine Aldridge, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

Subject to 2014 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**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 the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 24<sup>th</sup> day of April, 2014.

Shelby County, AL 04/25/2014  
State of Alabama  
Deed Tax: \$30.00

ESTATE OF CLETUS B. METZGER

*Howard Morton Humphreys*  
By: Howard Morton Humphreys, as  
Personal Representative

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Howard Morton Humphreys, as Personal Representative of the Estate of Cletus B. Metzger, PR#2013-000725, who 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, in his capacity as Personal Representative.

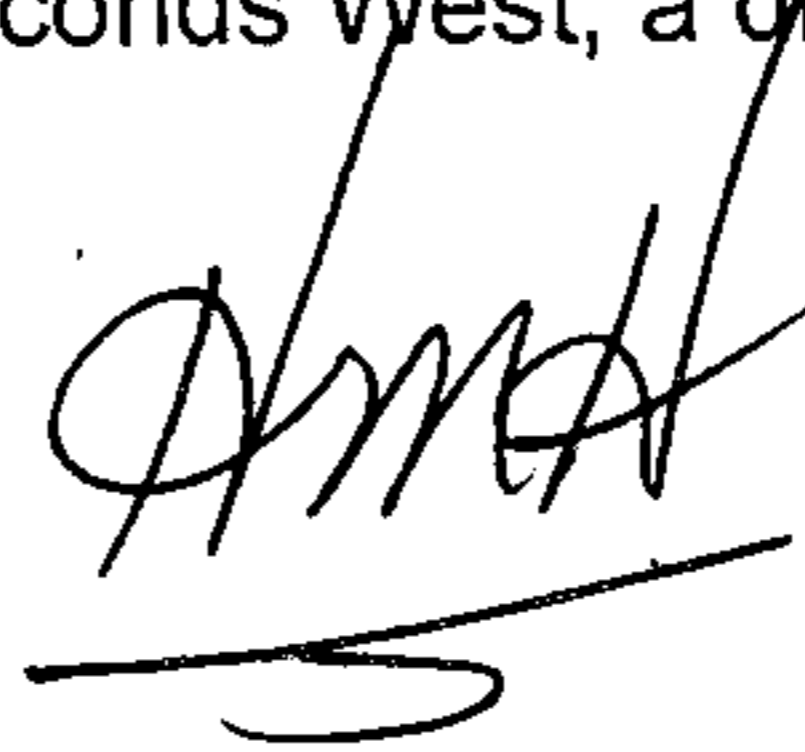
Given under my hand and official seal this 24<sup>th</sup> day of April, 2014.

*Kellie R. Ginter*  
Notary Public

My Commission Expires: 9/12/15

EXHIBIT "A"  
LEGAL DESCRIPTION

Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 03 degrees 36 minutes 12 seconds West, a distance of 246.78 feet; thence North 04 degrees 32 minutes 16 seconds West, a distance of 73.82 feet; thence North 89 degrees 58 minutes 10 seconds West, a distance of 293.70 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 53.00 feet; thence South 89 degrees 58 minutes 04 seconds West, a distance of 69.84 feet; thence North 89 degrees 59 minutes 57 seconds West, a distance of 595.00 feet; thence South 52 degrees 00 minutes 26 seconds East, a distance of 623.11 feet; thence North 45 degrees 47 minutes 48 seconds East, a distance of 318.75 feet; thence North 00 degrees 36 minutes 52 seconds West, a distance of 161.34 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.  
According to the survey of Rodney Y. Shiflett, dated April 4, 2014.



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 Cletus B. Metzger

Grantee's Name James H. Pell and Janine Aldridge

Mailing Address \_\_\_\_\_

Mailing Address 100 Shaw Lane  
Wilsonville, AL 35186

Property Address: 100 Shaw Lane  
Wilsonville, AL 35186

Date of Sale 4-24-14

Total Purchase Price \$ 149,900.00

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 –

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 4-24-14

Sign Howard M. Humphreys  
(Grantor/Grantee/Owner/Agent) circle one

Print Howard M. Humphreys

\_\_\_\_\_  
Unattested

\_\_\_\_\_  
(Verified by)

Form RT-1

