

This document prepared by:  
Elizabeth A. Roland, Attorney  
267 Village Parkway  
Helena, AL 35080

Description furnished by Grantor. No  
survey examined and no title examination  
made by this attorney. Source of title:  
Book 280, Page 463, May 22, 1973, Shelby  
County, Alabama

## STATUTORY WARRANTY DEED

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**STATE OF ALABAMA )**

**SHELBY COUNTY )**

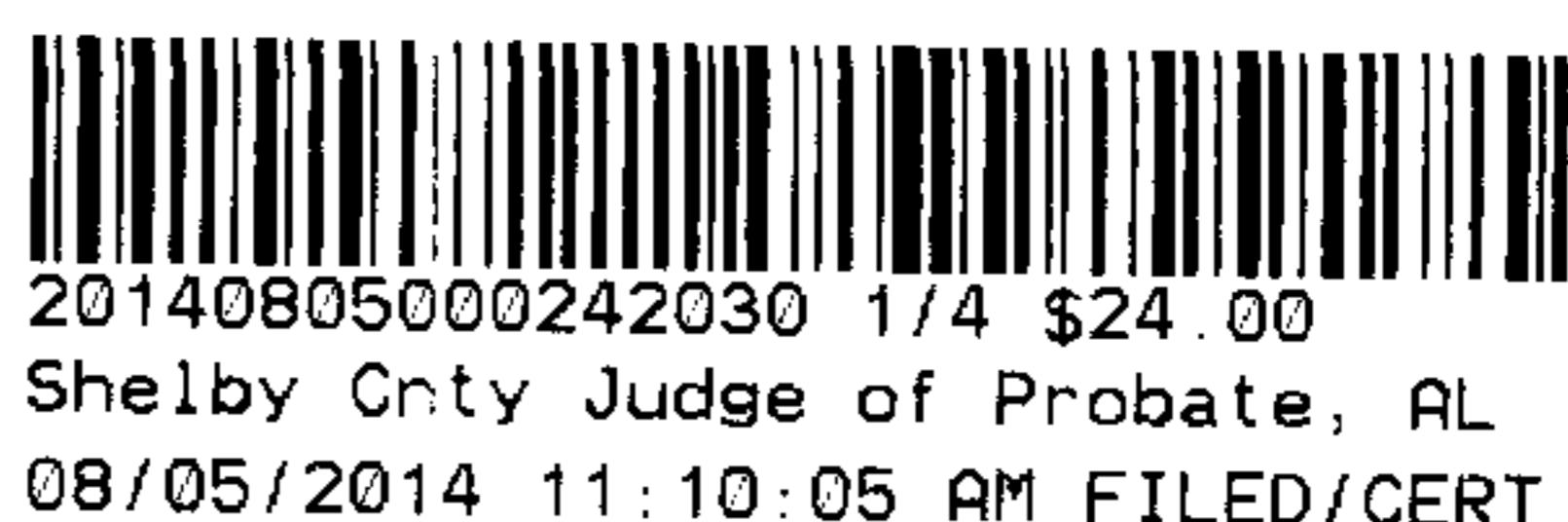
**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred (\$100.00) Dollars, cash in hand paid, by the Grantee herein, the receipt whereof is acknowledged, I Martha B. Yeilding as Successor Personal Representative of the Estate of George Bourrand, deceased, (herein referred to as Grantor), grant, bargain, sell, warrant and convey unto the Estate of Judy Ann Bourrand, hereinafter referred to as Grantee, the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land located within the Northeast quarter (NE1/4) of the Northeast Quarter (NE 1/4) of Section 21, Township 20 South, Range 3 West, situated in Shelby County, Alabama, more particularly described as follows: Commence at the northeast corner of said forty acres and run south along the east line of said forty a distance of 722.68 feet; thence turn an angle to right of 91° 09' and run westerly for 75.0 feet to point of beginning of tract herein described; thence continue in same direction 136.33 feet; thence turn an angle of 85° 50' to the left and 151.25 feet; thence turn an angle of 82° 44 1/2' left and run 155.40 feet; thence turn an angle of 103° 06 1/2' left and run 181.55 feet to point of beginning.

Subject to right of way, restrictions and easements of record.

George Bourrand was the Grantee of said real property by deed set out in the source of title at Book 280, Page 463, May 22, 1973. George Bourrand died on January 17, 1992. Judy Ann Bourrand was devised the said real property set out herein in the Will of George Bourrand. Judy Ann Bourrand died September 14, 2013.

**TO HAVE AND TO HOLD** the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee. Grantor does hereby covenant with the



said Grantee that at the time of delivery of this deed the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal as Successor Personal Representative of the Estate of George Bourrand, deceased, on this the 24th day of July, 2014.

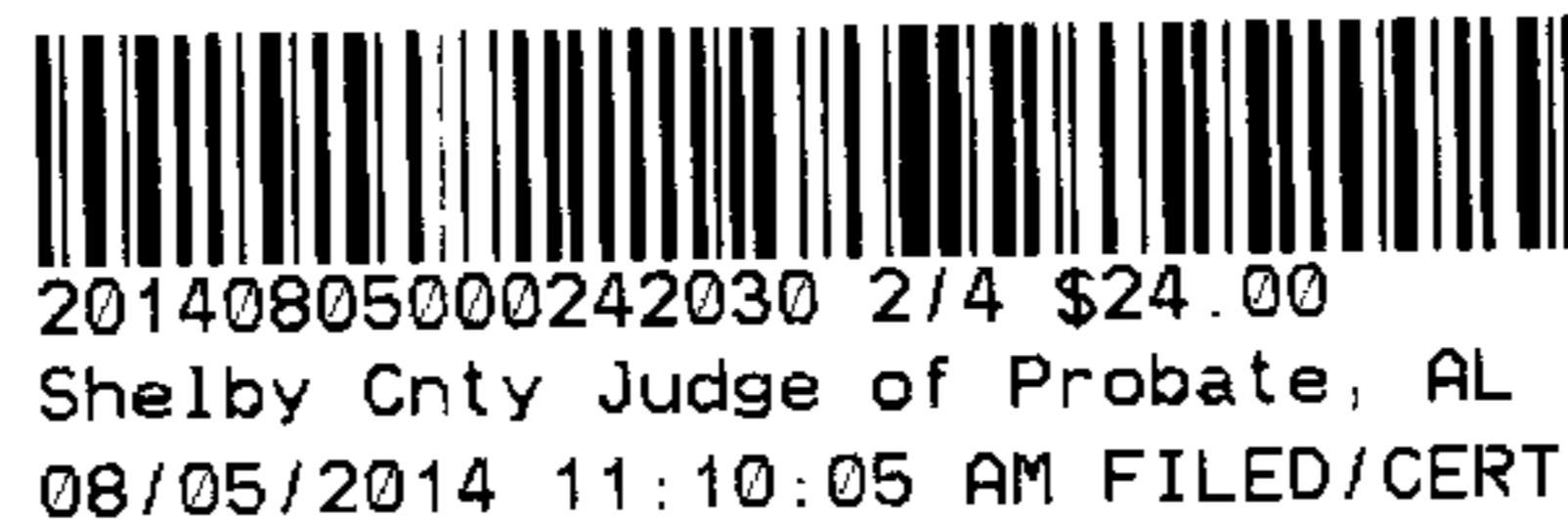
Martha B. Yeilding  
Martha B. Yeilding, Successor Personal Representative  
Of the Estate of George Bourrand, Deceased

**STATE OF ALABAMA** )  
**SHELBY COUNTY** )

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that Martha B. Yeilding, as Successor Personal Representative of the Estate of George Bourrand, deceased, 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, she, as Successor Personal Representative of the Estate of George Bourrand, deceased, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 2014.

Robert W. Johnson  
Notary Public  
My commission expires: Feb. 15, 2015



# Real Estate Sales Validation Form

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

Grantor's Name Martha B. Yeilding, S. P.R.  
Mailing Address Est. of George Bourrand  
1921 Greenvale Road  
Birmingham, AL 35226

Grantee's Name Estate of Judy Bourrand  
Mailing Address C/o Martha B. Yeilding  
1921 Greenvale Road  
Birmingham, AL 35226

Property Address 206 Falliston Road  
Helena, AL 35080

Date of Sale 07/29/2014

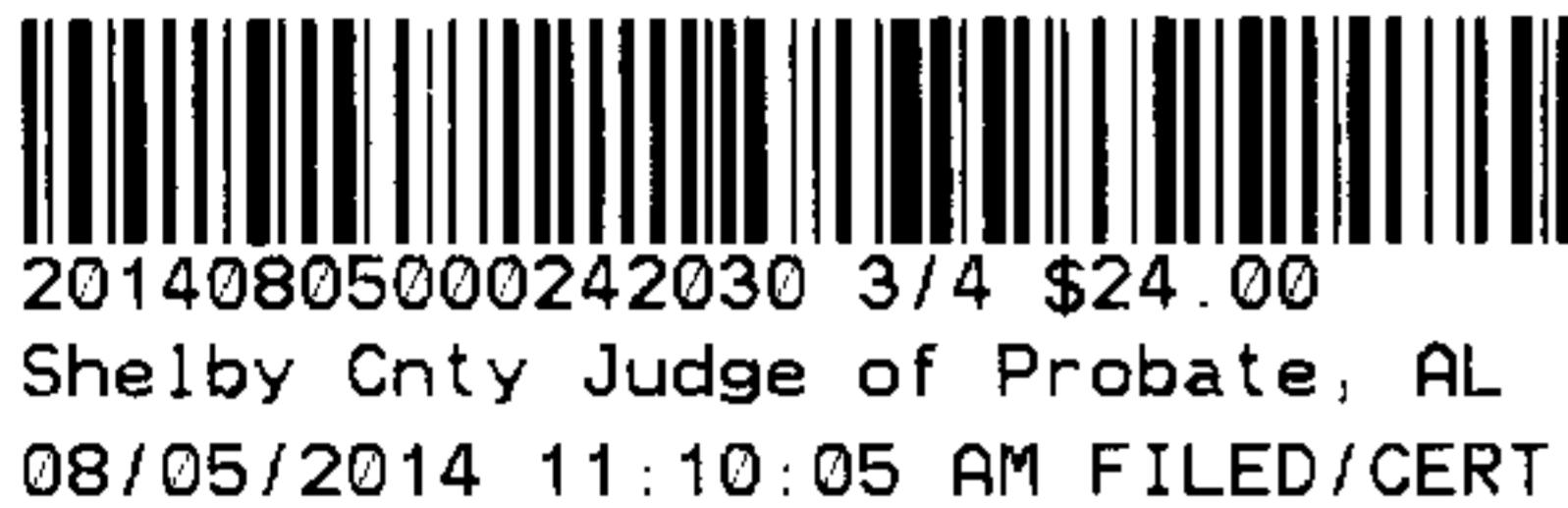
Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 94,000.00



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       Appraisal  
 Sales Contract       Other Shelby County Tax Assessor's Office  
 Closing Statement

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 X \_\_\_\_\_

\_\_\_\_ Unattested \_\_\_\_\_

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

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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 July 29, 2014

Print Martha B. Yeilding

Unattested

Sign Martha B. Yeilding

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

