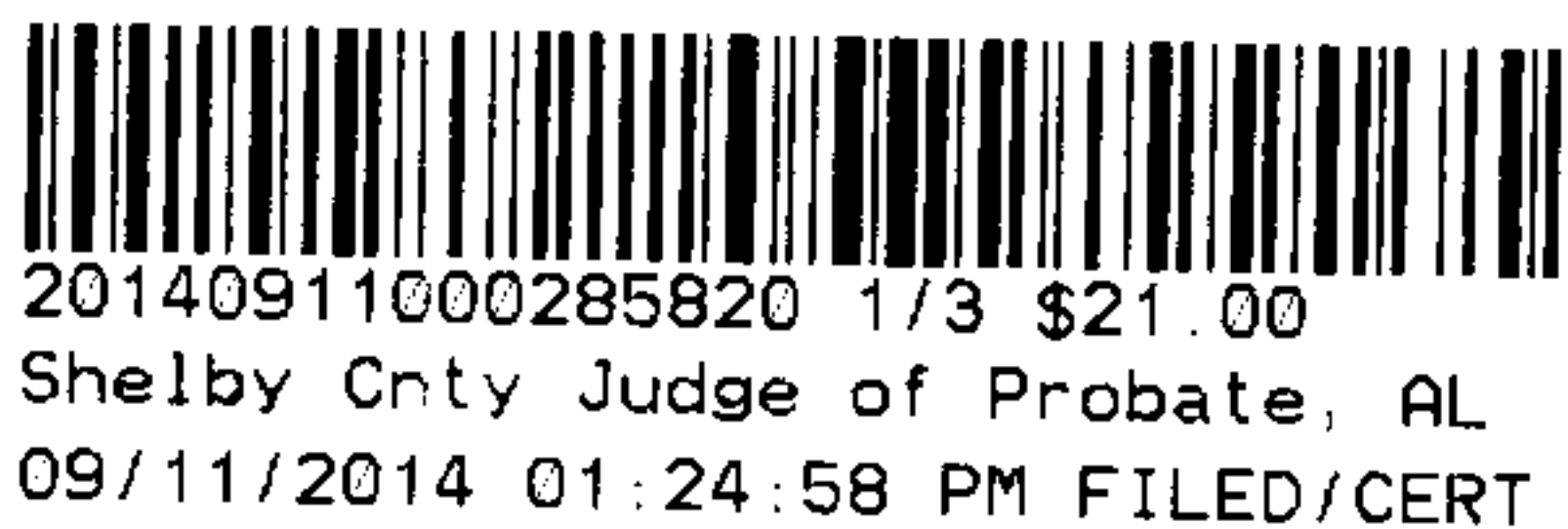


THIS INSTRUMENT PREPARED BY  
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:  
Mary Gene Denney/Dell E. Moody  
3180 Chelsea Road  
Columbiana, AL 35051



**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **One Dollar, Love and Affection, and to settle the Estate division of Adell I. Edmondson, deceased**, to the undersigned Grantor, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I,

**Alvin Macon Stinson, Jr.**, a married man  
whose mailing address is 6151 Chelsea Road, Columbiana, Alabama 35051

(herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto

**Mary Gene Denney and Dell E. Moody**  
whose mailing addresses are 3180 Chelsea Road, Columbiana, Alabama 35051  
and 206 Goodwin Street, Columbiana, Alabama 35051, respectively

(herein referred to as GRANTEES) the following described real estate, situated in Shelby County, Alabama, the address of which is 103 Johnson Street, Columbiana, Alabama 35051, to-wit:

Lot 3, Johnson’s Addition to the Town of Columbiana, Alabama, recorded in Map Book 132, page 159 in Probate Records of Shelby County, Alabama, and in addition thereto a strip of land 24 ft. wide lying adjacent to and North of the Northern boundary of said Lot 3, which said strip is more particularly described as follows, to-wit: Commence at the Northwestern corner of said Lot 3 and run thence Northerly along the Eastern boundary of a paved city street a distance of 24 feet to a point, which said point is the Southwestern corner of the Spivey lot; thence turn to the right and run Easterly or Northeasterly parallel with the Northern boundary of said Lot No. 3 a distance of 75 feet, more or less, to a point on the Western boundary of a proposed alley; thence turn to the right and run Southerly along said alley a distance of 24 ft. to a point, which said point is the Northeastern corner of said Lot 3; thence turn to the right and run Westerly along the Northern boundary of said Lot 3 a distance of 75 feet to point of beginning.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

The above described property constitutes no part of the homestead of Grantor or his spouse.

It is intended to convey all real estate or interest in real estate owned by Adell I. Edmondson at the time of her death on June 4, 2014, which is located in the city limits of the City of Columbiana, Shelby County, Alabama, whether correctly described herein or not.

This is to further certify that Adell I. Edmondson died on June 4, 2014, leaving a Will which has not been admitted to probate in which all assets were willed and devised to Mary Gene Denney and Dell E. Moody and that the Grantor and the Grantees herein are all the children ever born to Adell I. Edmondson and are her only heirs.

**TO HAVE AND TO HOLD** unto the said GRANTEES, their heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 27<sup>th</sup> day of August, 2014.

Alvin Macon Stinson, Jr. (SEAL)  
Alvin Macon Stinson, Jr.

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Alvin Macon Stinson, Jr.**, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of August, 2014.

Paula Head (SEAL)  
Notary Public



20140911000285820 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/11/2014 01:24:58 PM 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 Alvin Macon Stinson, Jr.  
Mailing Address 6151 Chelsea Road  
Columbiana, AL 35051

Grantee's Name Mary Gene Denney  
Mailing Address Dell E. Moody  
3180 Chelsea Road  
Columbiana, AL 35051

Property Address 103 Johnson Street  
Columbiana, AL 35051

Date of Sale 08-27-2014  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$ 76,020.00



20140911000285820 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/11/2014 01:24:58 PM FILED/CERT

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 08-27-2014

Print Mary Gene Denney

           Unattested

Sign                     

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1