

THIS INSTRUMENT WAS PREPARED BY:

Richard C. Shuleva, Attorney
2450 Valleydale Road
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

Clay Neal Wallace
6585 Hwy 13
Helena, Alabama 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of distribution pursuant to Code of Alabama, 43-8-40, et esq. and the Administration of the Estate of William Reilly Wallace, Deceased, Shelby County, Alabama Probate Court Case #PR-2013-000761, the undersigned Grantors, **LeeAnn Smith and Clay Wallace, as Co-Personal Representatives of the Estate of William Reilly Wallace, Deceased** (herein referred to as "Grantors"), do grant, bargain, distribute and convey unto **LeeAnn Smith and Clay Wallace, as Tenants in Common** (herein referred to as "Grantees"), an undivided one-half interest each to **William Reilly Wallace's** undivided one-half interest in the following described real estate situated in Shelby County, Alabama, to-wit:

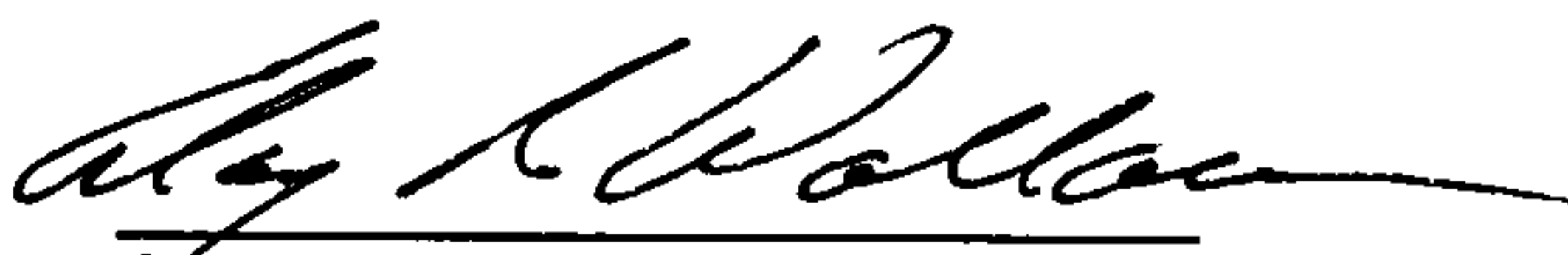
ALL THOSE PARCELS OF REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN AS AN INTEGRAL PART HEREOF.

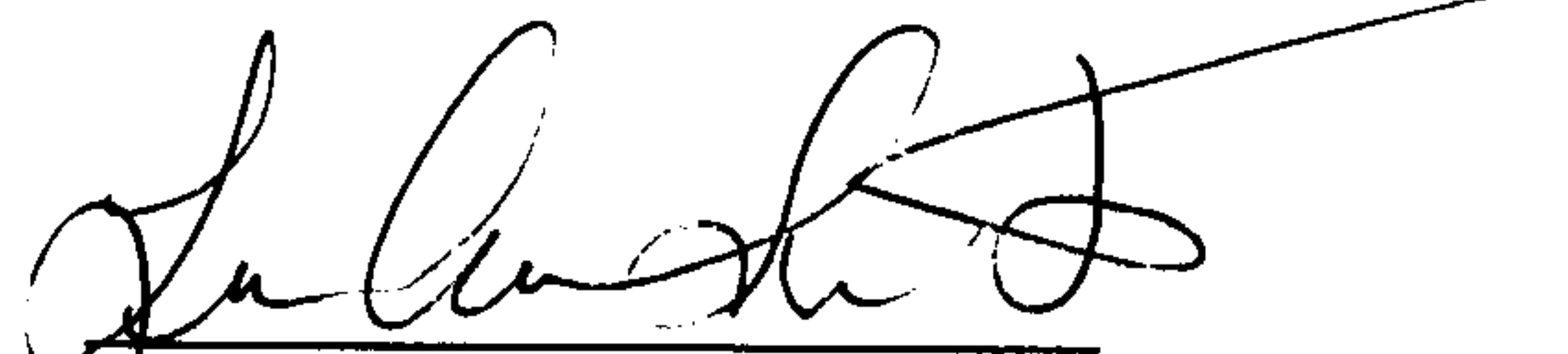
This conveyance is subject to the following:

1. Taxes for the year 2014 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.
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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th day of October, 2014.


CLAY WALLACE, as
Co-Representative of the
Estate of William Reilly Wallace
Deceased


LEEANN SMITH, as
Co-Representative of the
Estate of William Reilly Wallace
Deceased

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **LeeAnn Smith and Clay Wallace**, as Co-Personal Representatives of the Estate of William Reilly 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 the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2014.

10/26/15
My Commission Expires


Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION ATTACHED TO STATUTORY WARRANTY DEED DATED **SEPTEMBER ____**, 2014, OF ALL PARCELS OF REAL PROPERTY, SITUATED IN SHELBY COUNTY, ALABAMA, CONVEYED BY **LEEANN SMITH AND CLAY WALLACE** (GRANTORS), AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF WILLIAM REILLY WALLACE, DECEASED, TO **LEEANN SMITH AND CLAY WALLACE**, 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 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.



20141008000317820 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/08/2014 03:52:55 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
Mailing Address

William Reilly Wallace
6585 Hwy 18
Helena, AL
35080

Grantee's Name
Mailing Address

Clay Neal Wallace + Lee Ann Wallace
6585 Hwy 18 / 1295 East Pkwy
Helena, AL / Bham, AL
35080 / 35242

Property Address

55 Wallace Rd.
Helena, AL
35080

Date of Sale

10/16/14

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 304,390

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:

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 10/8/14

Print

Jennifer H. Liberty

X Unattested

Karen Melson
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1