

STATE OF ALABAMA)
SHELBY COUNTY)

**STATUTORY WARRANTY DEED
NO TITLE SEARCH PERFORMED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Dollar and in response to carry out the directive of the Will of E. G. Sheppard, deceased, Probate Case No PR-2014-000090, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Scott Monroe Sheppard, as the Personal Representative and Executor of the Estate of E. G. Sheppard, deceased Probate Case No PR-2014-000090 [GRANTOR] whose address is 2211 Shiver Drive, Bessemer, AL 35022v does grant, bargain, sell and convey unto Scott Monroe Sheppard [GRANTEE], whose address is 2211 Shiver Drive, Bessemer, AL 35022 the following described real estate situated in Shelby County, Alabama, to wit:

ALL THAT PART OF THE SE ¼ OF THE SW ¼ OF SECTION 15, TOWNSHIP 22, RANGE 1 WEST THAT LIES WEST OF WAXAHATCHIE CREEK. ALSO, ALL THAT PART OF THE W ½ OF FRACTIONAL SECTION 22, TOWNSHIP 22, RANGE 1 WEST, LYING NORTH OF THE PUBLIC ROAD LEADING OR RUUNNING FROM THE SHELBY IRON WORKS TO CALERA, ALABAMA. 7741 Highway 42, Shelby, AL 35143

Being the same parcel described in that certain deed executed February 2, 1993 and recorded in Inst# 1993-04147

ALSO

THAT PART OF THE NORTH HALF OF THE WEST HALF OF FRACTIONAL SECTION 22, TOWNSHIP 22, RANGE 1 WEST, LYING NORTH OF THE OLD ALABAMA MINERAL RAILROAD, AND SOUTH OF THE SOUTH LINE OF THE ETHER GERALD SHEPPARD PROPERTY, BEING SIX (6) ACRES, MORE OR LESS. 7741 Highway 42, Shelby, AL 35143

Being the same parcel described in that certain deed executed January 21, 1994 and recorded in INST# 1994-02449

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2015.

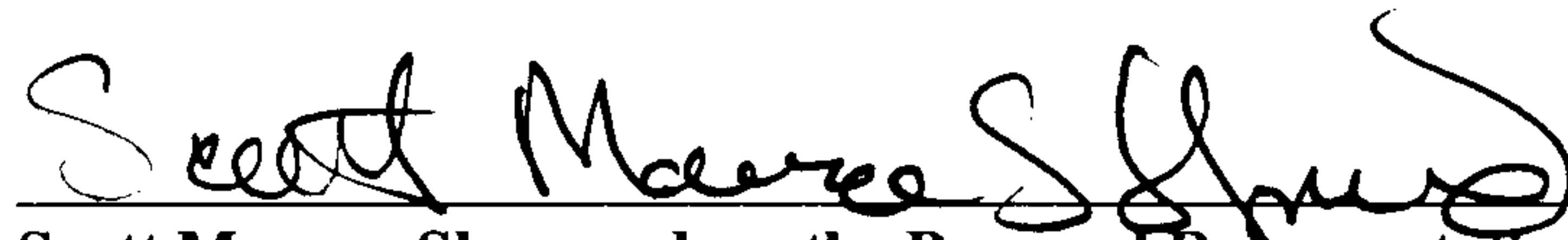
MINERALS AND MINING RIGHTS NOT OWNED BY GRANTOR.

EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, if any.

E. G. SHEPPARD IS THE SAME PERSON AS ETHER GERALD SHEPPARD.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 24th day of November, 2014

 SEAL

**Scott Monroe Sheppard, as the Personal Representative and
Executor of the Estate of E. G. Sheppard, deceased Probate Case
No PR-2014-000090**

STATE OF ALABAMA
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that Scott Monroe Sheppard, whose name as the Personal Representative and Executor of the Estate of E. G. Sheppard, deceased Probate Case No PR-2014-000090 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 said conveyance, he in his capacity as said Personal Representative and Executor with full authority executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal of office this 24th day of November, 2014.


Notary Public
Commission Expires: 11/09/18

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
SCOTT MONROE SHEPPARD
2211 SHIVER ROAD
BESSEMER, AL 35022
29-5-22-0-000-003.000
29-5-15-0-000-014.000
29-5-22-0-000-002.000

Real Estate Sales Validation Form

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

Grantor's Name E.G. Sheppard RRB Co. H. Sheppard
Mailing Address _____

Grantee's Name Scott Monroe Sheppard
Mailing Address 2211 Shiver Drive
Bessemer AL 35022

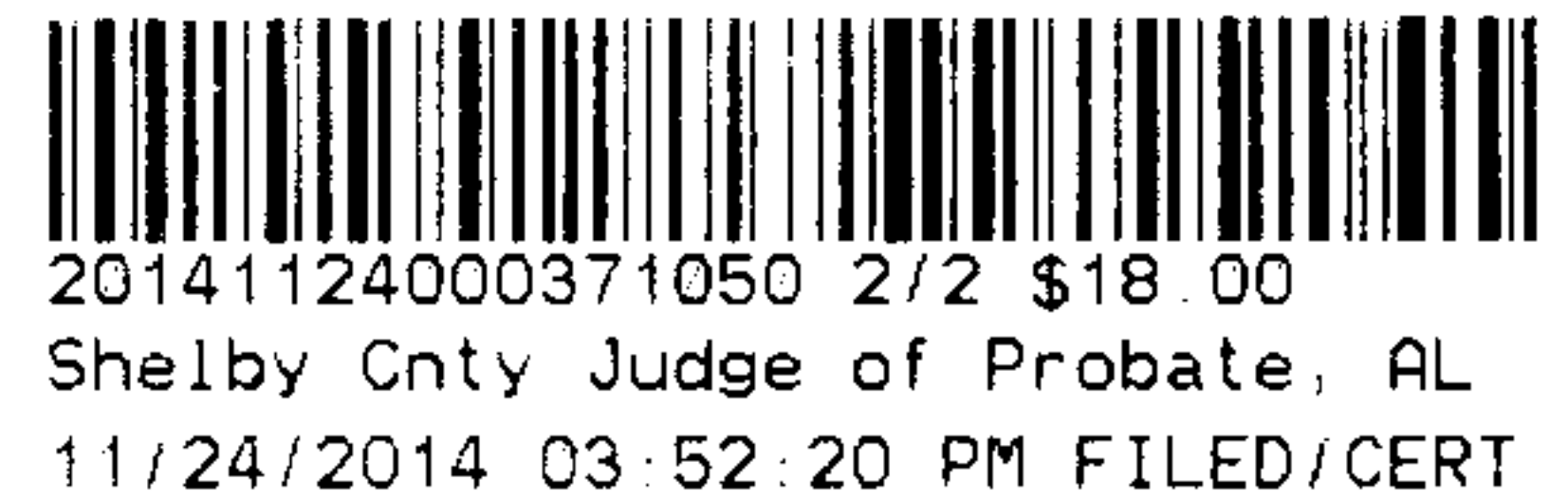
Property Address 2741 Hwy 412
Shelby 35143

Date of Sale 11-24-14
Total Purchase Price \$ 138,000.00
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 11-24-14

Print Scott Monroe Sheppard

Unattested _____

Sign Scott Monroe Sheppard

(verified by)

(Grantor/Grantee/Owner/Agent) circle one