

REAL ESTATE SALES VALIDATION FORM

The following information is provided pursuant to Code of Alabama §40-22-1 (1975).  
The undersigned Grantor does attest, to the best of Grantor's knowledge and belief that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties indicated in Code of Alabama §40-22-1 (h) (1975).

Grantor's Name Estate of Billy W Minor  
Mailing Address 6277 County Road 6  
Gulf Shores, AL 36542

Grantee's Name Eulee S. Minor  
Mailing Address 6277 County Road 6  
Gulf Shores, AL 36542

Property Parcel #05 2 04 001 005.000

Date of Sale 1-27-2015  
Total Purchase Price \$ \_\_\_\_\_

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

or

\*Shelby County Assessor's Market Value \$ 43,250.00 (½ Interest)

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; \_\_\_\_\_ Closing Statement; X\* Other

STATE OF ALABAMA )

COUNTY OF SHELBY )

**PERSONAL REPRESENTATIVE'S STATUTORY WARRANTY DEED**

THIS DEED, made this 27<sup>th</sup> day of January, 2015, between **EULEE S. MINOR, as Personal Representative of THE ESTATE OF BILLY WAYNE MINOR A/K/A BILLY W. MINOR, Deceased**, hereinafter called the "Grantor", and **EULEE S. MINOR**, (who's name was incorrectly spelled in prior deed recorded on February 17, 1978 at Book 310 page 528 as "Eulwe" with her correct name being "Eulee") hereinafter called the "Grantee"; This deed being in strict compliance with and pursuant to the Last Will and Testament of Billy Wayne Minor, deceased, Baldwin County Alabama Probate, Case Number 30676.

**WITNESSETH THAT:**

The Grantor, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, in cash and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, in fee simple, all that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

ALL OF GRANTOR'S UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

**TRACT 1:**

The NW ¼ of the SW ¼ of Section 4, Township 18 South, Range 2 East, Shelby County, Alabama.

**TRACT 2:**

A part of the NE ¼ of SE ¼ of Sec. 5, Township 18 South, Range 2 East, being more particularly described as follows: Begin at the Southeast corner of said NE ¼ of the SE ¼ of Section 5, Township 18 South, Range 2 East; thence North along the East line of same for a distance of 574.07 feet; thence turn an angle of 121 deg. 02' to the left in a Southwesterly direction for a distance of 215.65 feet; thence turn an angle of 9 deg. 59' to the left and continue in a Southwesterly direction for a distance of 540.20 feet; thence turn an angle of 52 deg. 03' to the left in a Southerly direction for a distance of 91.22 feet a point on the South line of said ¼ - ¼ Section; thence turn an angle of 85 deg. 14' to the left in an Easterly direction, and along said South line, for a distance of 588.24 feet to the point of beginning. Situated in Shelby County, Alabama.




LESS AND EXCEPT such oil, gas and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to the Grantee's heirs and assigns, forever.

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, she is duly appointed, qualified and acting in the fiduciary capacity described in the deed; she is duly authorized to make and enter into the sale and conveyance of the real estate; in all the proceedings relating to the sale and conveyance, she has complied with the requirements of all relevant statutes relating to fiduciaries concerning any required public or private notice, court hearings and court permission or orders obtained; the premises were free from all encumbrances made by her; and that she will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under her, but against none other.


IN WITNESS WHEREOF, EULEE S. MINOR, acting in her capacity as Personal Representative of THE ESTATE OF BILLY WAYNE MINOR A/K/A BILLY W. MINOR, Deceased, has hereunto caused this instrument to be properly executed on the day and year first above written.

 (SEAL)  
EULEE S. MINOR, acting  
in her capacity as Personal Representative  
of THE ESTATE OF BILLY WAYNE MINOR A/K/A  
BILLY W. MINOR,  
Deceased

STATE OF Alabama  
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that EULEE S. MINOR, acting in her capacity as Personal Representative of THE ESTATE OF BILLY WAYNE MINOR A/K/A BILLY W. MINOR, 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 said conveyance, she, in her capacity as such Personal Representative, has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 27<sup>th</sup> day of January, 2015.

  
Notary Public  
My Commission Expires: 5-20-2017

**THIS INSTRUMENT WAS PREPARE WITHOUT THE BENEFIT OF TITLE SEARCH**

This Instrument Prepared by:

G. DAVID CHAPMAN III, P.C.  
Attorney at Law  
Post Office Box 1508  
Gulf Shores, Alabama 36547  
File 13.2701