



20150202000032870 1/4 \$42.50  
Shelby Cnty Judge of Probate, AL  
02/02/2015 09:36:08 AM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

**Mavane R. Bear**  
**Attorney at Law**  
**1330 21<sup>st</sup> Way South**  
**Suite 300**  
**Birmingham, Alabama 35205**  
**205. 933.0940**

**SEND TAX NOTICE TO:**

**Samuel E. Bristow and**  
**Samantha Bristow Rush**  
**P.O. Box 189**  
**Shelby, Alabama 35143**

**SHELBY COUNTY**

**STATE OF ALABAMA**

**STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors, paid by the Grantees herein, the receipt of which is acknowledged, I, **Ramona B. Klinner and Samuel E. Bristow, Personal Representatives for the Estate of Lilla Juzan Bristow, Deceased**, (Grantors) do grant, bargain, sell and convey unto Samuel E. Bristow and Samantha Bristow Rush (Grantees) as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama, to wit:

Commence at the Northwest corner of the NE 1/4 of NW 1/4, Sec 26, T21S, R1W, thence run South 1 deg, 51 min. East, a distance of 447.00 ft. to the Southeast R/W line of the Southern Railroad and the Northeast corner of Columbiana Homes, Inc., Housing Project; thence continue South 1 deg. 51 min. East a distance of 791.19 ft. to a point on the South R/W line of Ala. State Highway #70; thence run South 78 deg. 57 min. West along said R/W line a distance of 104.71 ft to the point of beginning; thence continue in the same direction a distance of 210 ft; thence turn an angle of 86 deg. 55 min. to the left and run a distance of 210 ft; thence turn an angle of 93 deg. 05 min. to the left and run a distance of 210 ft; thence turn an angle of 86 deg. 55 min. to the left and run a distance of 210 ft to the point of beginning. Situated in the W1/2 of the NW1/4 of Sec.26T21S,R1W, Shelby County, Alabama.

As recorded in Map Book 113, Page 111 and 112, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, covenants, rights-of-way and restrictions of record affecting said property.

This conveyance is made pursuant to a consent settlement in the Estate of Lilla Juzan Bristow, Deceased, in the Probate Court for Jefferson County, Alabama, Case No. 00-175565.

Shelby County, AL 02/02/2015  
State of Alabama  
Deed Tax:\$18.50

**This instrument prepared by information provided by the parties. Attorney has made no search or examination of the title records concerning the above-referenced property, and makes no representation, express or implied, concerning the nature, quality or status of title herein conveyed.**

Grantors makes no warranty or covenant regarding the nature of the quality of the title to the property hereby conveyed other than the Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantors.

**TO HAVE AND TO HOLD** to the said Grantees, and to the Grantees' heir and assigns, in fee simple, forever.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 20<sup>th</sup> day of December 2014.



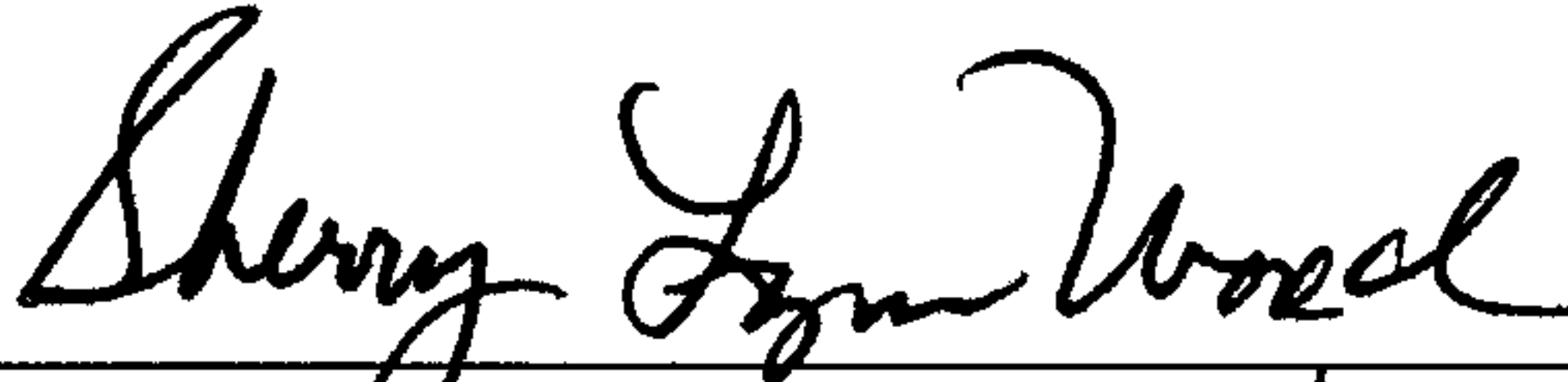
**Ramona B. Klinner, Personal Representative for the Estate of Lilla Juzan Bristow, Deceased, Probate Court for Jefferson County, Alabama, Case No. 00-175565, GRANTOR**

**STATE OF ALABAMA     ]**

**ACKNOWLEDGMENT**

**JEFFERSON COUNTY     ]**

I, Sherry Lynn Wood, a Notary Public in and for said County and State, hereby certify that **Ramona B. Klinner, Personal Representative for the Estate of Lilla Juzan Deceased, Probate Court for Jefferson County, Alabama, Case No. 00-175565, GRANTOR** who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing **Statutory Warranty Deed**, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.



**Notary Public**

**My commission expires:** 6/14/17





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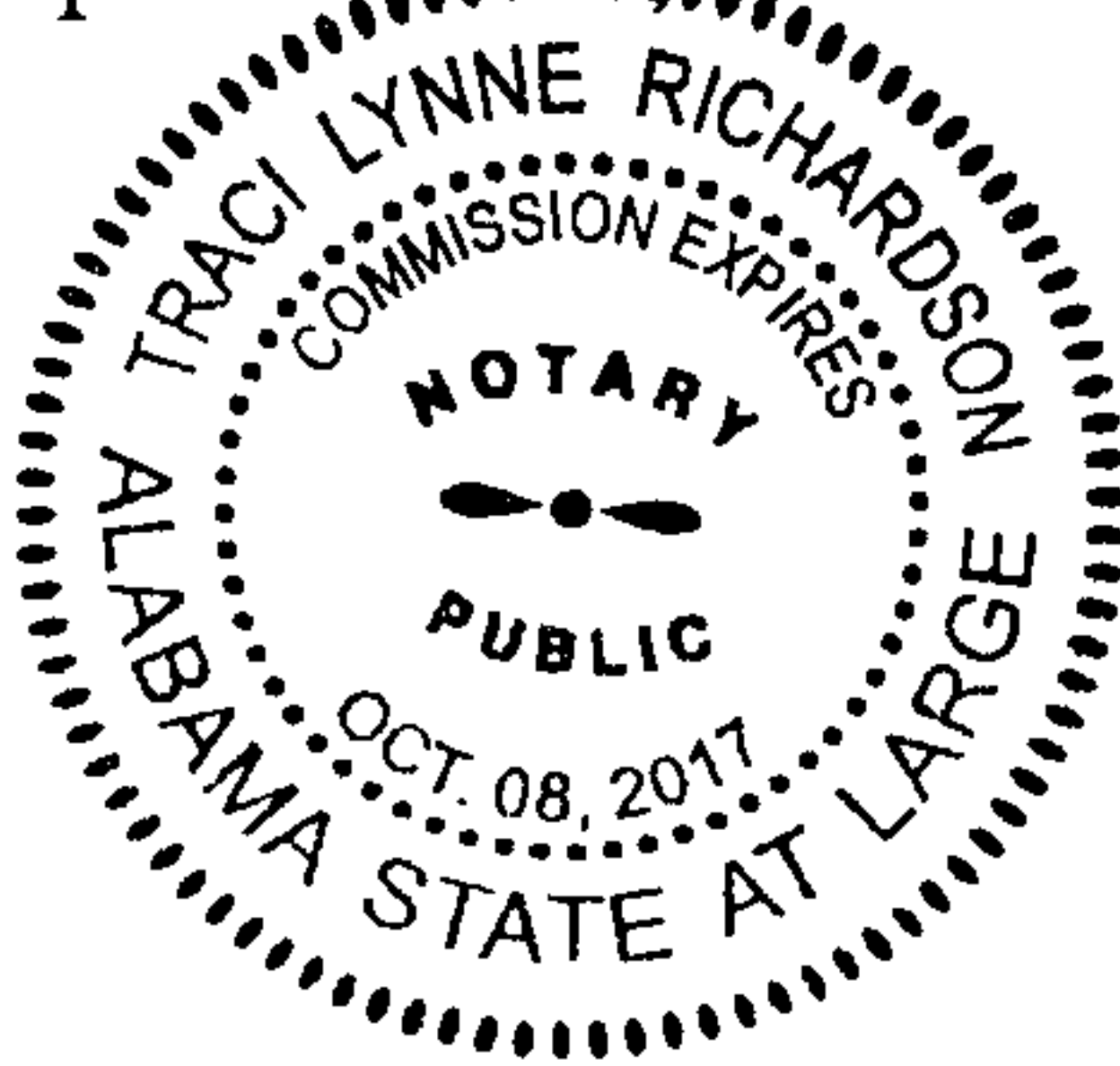
**Samuel E. Bristow, Personal Representative for the  
Estate of Lilla Juzan Bristow, Deceased,  
Probate Court for Jefferson County, Alabama, Case  
No. 00-175565, GRANTOR**

STATE OF ALABAMA ]

**ACKNOWLEDGMENT**

SHELBY COUNTY ]

I, Traci Richardson, a Notary Public in and for said County and State, hereby  
certify that **Samuel E. Bristow, Personal Representative for the Estate of Lilla Juzan  
Deceased, Probate Court for Jefferson County, Alabama, Case No. 00-175565,  
GRANTOR** who is known to me, acknowledged before me on this day, that being informed of the  
contents of the foregoing **Statutory Warranty Deed**, he, in his capacity as such Personal  
Representative, executed the same voluntarily on the day the same bears date.



**Notary Public**

**My commission expires:** 10-08-17

# Real Estate Sales Validation Form

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

Grantor's Name Ramona B. Klinner and Samuel E. Bristow Grantee's Name Samuel E. Bristow and Samantha Bristow Rush  
Mailing Address E. Bristow, Personal Representative of Estate of Lilla Tuzan Bristow Mailing Address Samantha Bristow Rush  
P.O. Box 189 P.O. Box 189  
Shelby, Alabama 35143 Shelby, Alabama 35143

Property Address \_\_\_\_\_ Date of Sale 12/20/2014  
\_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
\_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
\_\_\_\_\_  
or  
Assessor's Market Value \$ 36,600.00 half value  
\$18,300.00

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 Property Tax  
☐ Closing Statement website; value assessed by Property Tax Commissioner

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 2/2/2015 Print Samantha Bristow Rush  
Unattested Sign Samantha Bristow Rush  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1