



20150202000032880 1/4 \$26.50
Shelby Cnty Judge of Probate, AL
02/02/2015 09:36:09 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Mavanee R. Bear
Attorney at Law
1330 21st 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 a stake on the north right of way line of the Columbiana-Wilsonville paved highway and at that point where the east side of the 30 foot street or alley running in a northerly direction intersects the north boundary of said paved highway right of way, which point is on the north line of the paved sidewalk running along said Columbiana-Wilsonville paved highway; run thence in a northwesterly direction along the easterly side of said alley and along the Westerly line of Sullivan lot run 150 ft. to the point of beginning; thence continue in the same direction along said alley 72 ft., more or less, to the Southwesterly corner of Nickerson lot; thence along said lot in a Northeasterly direction 71 1/2 ft., more or less to the Henry S. Bristow, Jr. lot; thence in a Southeasterly direction along said Bristow lot 76 ft. to a point; thence in a Southwesterly direction 72 ft., more or less, to the point of beginning; said property being situated in NE 1/4 of NW 1/4 of Section 25, Township 21, Range 1 West, Shelby County, Alabama.

As recorded in Map Book 113, Pages 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.

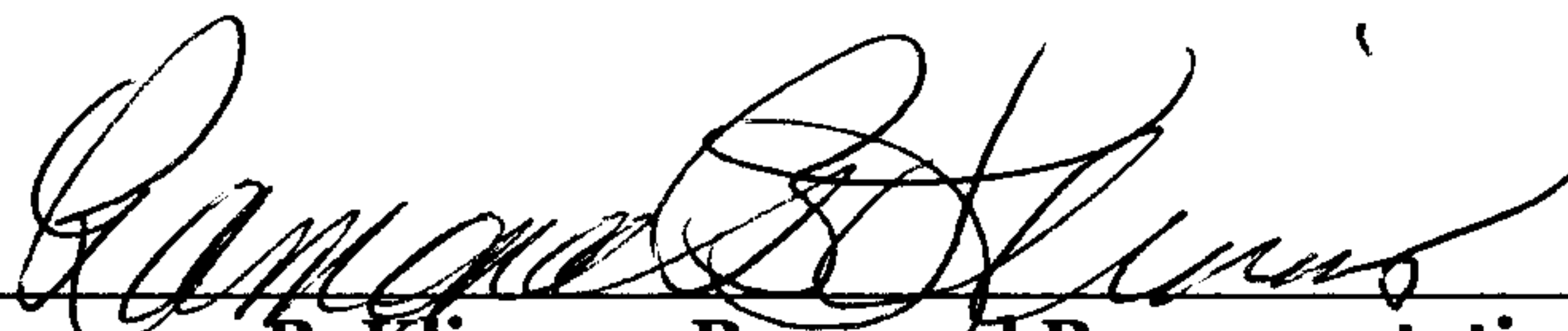
This conveyance is made pursuant to a consent settlement in the Estate of Lilla Juzan Bristow, Deceased, in the Probate Court for Jefferson County, Alabama, Case No. 00-175565.

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 20th day of December 2014.



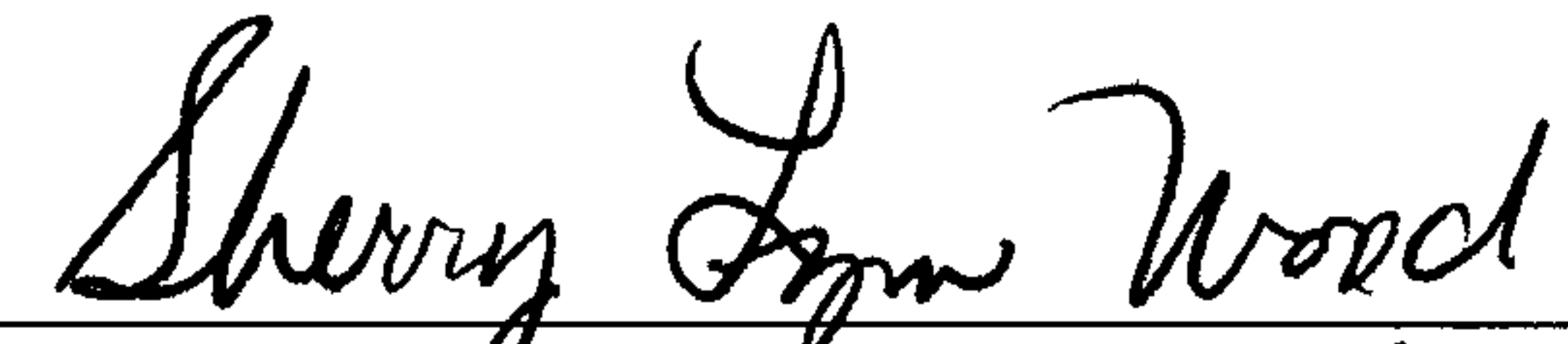
**Ramona B. Klinner, Personal Representative for
the Estate of Lilla Juzan Bristow, Deceased,
Probate Court for Jefferson County, Alabama, Case
No. 00-175565, GRANTOR**

STATE OF ALABAMA]

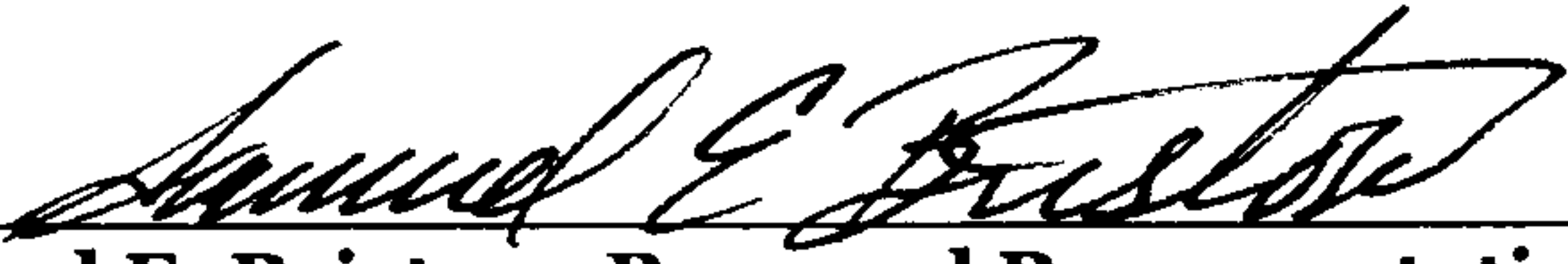
ACKNOWLEDGMENT

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

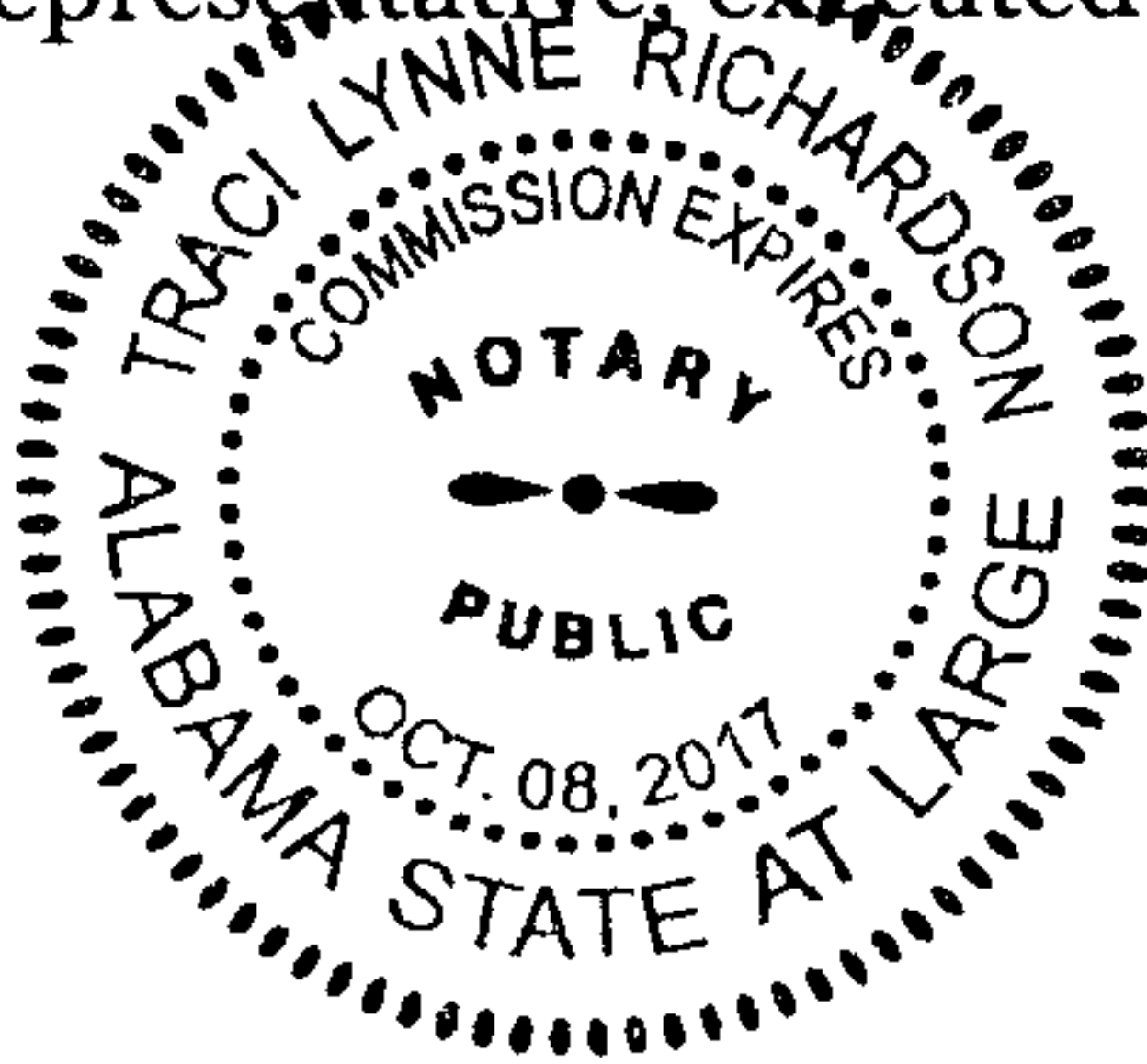

Samuel E. Bristow, Personal Representative for the
Estate of Lilla Juzan Bristow, Deceased,
Probate Court for Jefferson County, Alabama, Case
No. 00-175565, GRANTOR

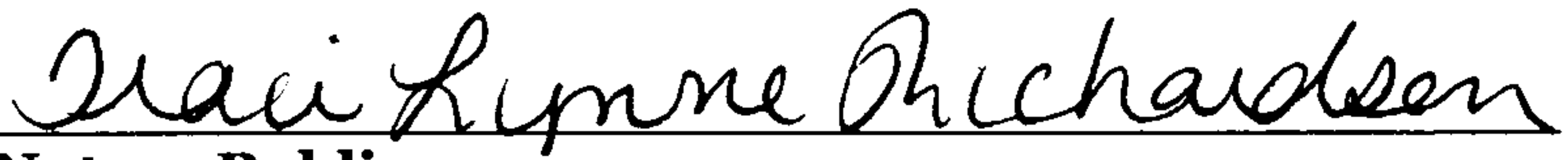
STATE OF ALABAMA]

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 Damon B. Kliner and Samuel E. Bristow, Personal Representatives of Estate of Lilla J. Bristow Grantee's Name Samuel E. Bristow and Samantha Bristow
Mailing Address P.O. Box 189 Mailing Address Bristow Rush
Shelby, Alabama 35143 P.O. Box 189
Shelby, Alabama 35143

Property Address _____

Date of Sale 12/20/2014
Total Purchase Price \$ _____

or
Actual Value \$ _____
or
Assessor's Market Value \$ 5,000.00 ^{half value} of \$2500.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Shelby County Property Tax 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

Sign Samantha Bristow Rush
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1