

This instrument was prepared by:

(Name) Joseph E. Walden, Attorney at Law

Address) P.O. Box 1610

Alabaster, AL 35007

Send Tax Notice to:

(Name) Carol McClure Maddox

(Address) 919 Sycamore Dr.

Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA }

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Thousand and No/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, Carol McClure Maddox, as Personal Representative of the Estate of Betty G. McClure, deceased, Shelby County, Alabama, Probate Court Case No. PR-2013-000535, (herein referred to as grantor) does grant, bargain, sell and convey unto

Carol McClure Maddox and Sherrel B. McClure, Jr.

(herein referred to as **GRANTEE**, whether one or more) the following described real estate, situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to easements, restrictions and rights of way, reservations, limitations, covenants and conditions of record.

Subject to applicable zoning and sub-division regulations.

Subject to mineral and mining rights, if any.

This deed made pursuant to the Last Will and Testament of Betty G. McClure.

None of the herein conveyed property constitutes any of the homestead property of the grantors.

S. B. McClure, one of the grantees in that certain deed from Mary Ethel Miller, a widow to S.B. McClure and Betty G. McClure, executed on the 24th day of September 1965 and recorded in Book 238, Page 20 in the Office of the Probate Judge of Shelby County, Alabama, died on the 17th day of September, 2008.

This Deed prepared without benefit of title abstract or examination at grantors and grantee's request.

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, hers or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 21st day of April, 2015.

WITNESS

Carol McClure Maddox (Seal)

Carol McClure Maddox, as Personal Representative
of the Estate of Betty G. McClure, Shelby County, Alabama,
Probate Court Case No. PR-2013-000535

STATE OF ALABAMA

SHELBY COUNTY

I, Laune A. Walden, a Notary Public in and for said County, in said State, hereby certify that Carol McClure Maddox, as Personal Representative of the Estate of Betty G. McClure, 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 the conveyance and with full authority she executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 21st day of April, 2015.

Laune A. Walden

Notary Public

07/08/2017

My Commission Expires:

Exhibit "A"



20150421000128850 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/21/2015 11:10:41 AM FILED/CERT

The NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 1 East;
Also the south 528 feet of the east 825 feet of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 1 East;

Also the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 21, Range 1 East, EXCEPT for the following parcel of land: Commence at a point where the north line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 1 East intersects the east R.O.W. line of the New County Highway; thence run south along the east R.O.W. line of said Highway a distance of 376.00 feet, more or less, to a point on the east R.O.W. line and 105.0 feet north of the centerline of the Millor house at right angles to the R.O.W., being Station 82+35.1 on County Highway Department survey of said highway and the point of beginning of this exception; thence turn an angle of 90 deg. 00 min. to the left and run east a distance of 225.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run south a distance of 210.00 feet; thence turn an angle of 90 deg. 00' to the right and run west a distance of 225.00 feet to a point on the east R.O.W. line of said Highway and 105.00 feet south of the centerline of the Millor house at right angles to the R.O.W.; thence turn an angle of 90 deg. 00' to the right and run north along the east R.O.W. line of said Highway a distance of 210.00 feet to the point of beginning of said exception which is situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21, Range 1 East.

There is excepted from the above described land the highway right of way.

Real Estate Sales Validation Form

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

Grantor's Name Carol Maddox
Mailing Address Exacuton
19 Sycamore Dr
Hoover, AL 35244

Grantee's Name Carol Maddox
Mailing Address S.B. McClure, Jr.
19 Sycamore Dr
Hoover, AL 35244

Property Address County Road 9
West Buxton
Hoover
Wilsonville

Date of Sale 4/21/15
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$158,600.00

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


20150421000128850 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/21/2015 11:10:41 AM FILED/CERT

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 4/21/15

Print CAROL MCCLURE MADDOX

☐ Unattested

Sign Carol McClure Maddox
(Grantor/Grantee/Owner/Agent) circle one

(verified by)