

THIS INSTRUMENT PREPARED BY:

Jonathan Green, Esq.
300 Vestavia Parkway, Suite 2300
Birmingham, Alabama 35216

SEND TAX NOTICE TO:

Elmer Forrest Buchanan
147 Chestnut Drive
Alabaster, AL 35007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

STATUTORY WARRANTY DEED

(without survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Elmer Forest Buchanan, Jr., and Barbara A. Buchanan, Personal Representatives of the Estate of Joyce G. Heslip A/K/A Joyce Gaston Heslip, deceased; and Elmer Forrest Buchanan, Jr., Barbara A. Buchanan, and Katherine G. Buchanan, the residuary beneficiaries of the Estate of Joyce G. Heslip A/K/A Joyce Gaston Heslip.

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Elmer Forrest Buchanan, Jr., a married man;

(herein referred to as Grantee, whether one or more), all of their interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 336, according to the survey of Alabama Power Company Recreational Cottage Site Sector 2 as recorded in Map Book 22, Pages 50 A-C in the Probate Office of Shelby County, Alabama.


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Shelby Cnty Judge of Probate, AL
05/21/2015 02:02:10 PM FILED/CERT

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns, forever;

Subject to:

1. All restrictions, conditions, agreements, rights of way, covenants and easements of record;
2. 2014 ad valorem taxes, a lien, but not yet due and payable;
3. Any mineral and mining rights not owned by the Grantor;
4. Rights of parties in possession of any or all of the described real estate;
5. **This conveyance is made pursuant to that certain Last Will and Testament of Joyce G. Heslip A/K/A Joyce Gaston Heslip, deceased, that was filed and probated in the Office of the Judge of Probate of Jefferson County, Alabama, on or about the 11th day of June, 2013, Case No. 2013-218983, and the parties hereto agree that all conditions of said Last Will and Testament relating to the transfer of this real property have been met.**
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law, whether or not shown by public records;
7. Taxes or assessments which are existing liens; and
8. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

NOTE:(a) The Grantor covenants and warrants that the described real estate referenced herein does not in any way constitute any part of the Grantor's Homestead.

(c) This deed has been prepared without the benefit of a survey or of a title examination or title binder and all information contained herein has been provided by the Grantor and the Grantee.

(d) This is an executor's deed for the purpose of dispersing the property according to the Will of Joyce Gaston Heslip.

(e) Source of Title: Deed from Alabama Property Company to Joyce Gaston Heslip dated March 6, 1998, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on May 12, 1998, in Instrument # 1998 – 17441.

(f) Elmer Forest Buchanan, Jr., is one and the same as Elmer Forrest Buchanan, Jr.

(g) Elmer Forrest Buchanan, Jr., Barbara A. Buchanan, and Katherine G. Buchanan are all of the children and residuary beneficiaries of Joyce G. Heslip A/K/A Joyce Gaston Heslip.

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

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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD to the said grantee, his successors and assigns forever.

IN WITNESS WHEREOF, **Elmer Forest Buchanan, Jr.**, in his capacity as Personal Representative of the **Estate of Joyce G. Heslip A/K/A Joyce Gaston Heslip**, deceased, Case No. 2013-218983, has caused this deed to be executed this 9 day of October, 2014.

Elmer Forest Buchanan, Jr.
Elmer Forest Buchanan, Jr.

STATE OF ALABAMA)
Shelby COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Sharon Anderson, a Notary Public in and for said County, in said State, hereby certify that **Elmer Forest Buchanan, Jr.**, whose name as Personal Representative for the Estate of **Joyce G. Heslip A/K/A Joyce Gaston Heslip**, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 9 day of October, 2014.

Sharon Anderson

Notary Public

My Commission Expires: Feb. 22, 2015

20150521000169200 3/8 \$41.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, **Barbara A. Buchanan**, in her capacity as Personal Representative of the **Estate of Joyce G. Heslip A/K/A Joyce Gaston Heslip**, deceased, Case No. 2013-218983, has caused this deed to be executed this 10th day of October, 2014.

Barbara A. Buchanan
Barbara A. Buchanan

STATE OF ALABAMA)
Jefferson **COUNTY**)

GENERAL ACKNOWLEDGEMENT:

I, Wayne Willard Jr, a Notary Public in and for said County, in said State, hereby certify that **Barbara A. Buchanan**, whose name as Personal Representative for the Estate of **Joyce G. Heslip A/K/A Joyce Gaston Heslip**, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 10th day of October, 2014.



[Signature]
Notary Public
My Commission Expires: _____

My commission expires January 28, 2018


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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9 day of October, 2014.

Elmer Forrest Buchanan Jr.
Elmer Forrest Buchanan, Jr.

STATE OF ALABAMA)
Shelby COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Sharon Anderson, a Notary Public in and for said County, in said State, hereby certify that **Elmer Forrest Buchanan, Jr.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 9 day of October, 2014.

Sharon Anderson

Notary Public

My Commission Expires: My Commission Expires Feb. 22, 2015


20150521000169200 5/8 \$41.00
Shelby Cnty Judge of Probate, AL
05/21/2015 02:02:10 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10th day of Oct., 2014.

Barbara A. Buchanan
Barbara A. Buchanan

STATE OF ALABAMA)
Jefferson COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Wayne Willard Jr., a Notary Public in and for said County, in said State, hereby certify that **Barbara A. Buchanan**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 10th day of October, 2014.

[Signature]
Notary Public

My Commission Expires: _____

My commission expires January 28, 2018



20150521000169200 6/8 \$41.00
Shelby Cnty Judge of Probate, AL
05/21/2015 02:02:10 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2nd day of October, 2014.


Katherine G. Buchanan

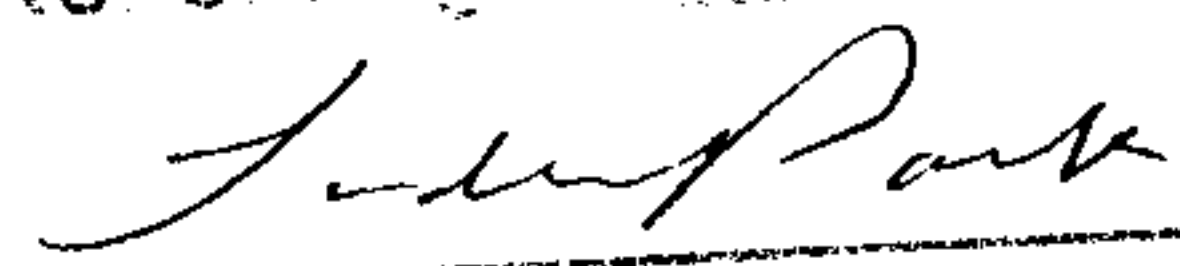
STATE OF Hawaii)
Maui COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Sandra Park, a Notary Public in and for said County, in said State, hereby certify that **Katherine G. Buchanan**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 2nd day of October, 2014.


Notary Public Sandra Park
My Commission Expires: 2-22-17

NOTARY PUBLIC CERTIFICATION
Sandra Park Second Judicial Circuit
Doc. Description: Statutory Warranty
Deed (without Survivship)
No. of Pages: 7 Date of Doc 10-2-14
 10-2-14
Notary Signature Date

LS

LS


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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Estate of Joyce Garlon Heslip
Mailing Address 147 Chestnut Drive
Alabaster, AL 35007

Grantee's Name Elmer Forrest Buchanan, Jr.
Mailing Address 147 Chestnut Drive
Alabaster, AL 35007

Property Address 45 Bass Lane
Shelby, AL 35143

Date of Sale 10-2-2014

Total Purchase Price \$ per will

or

Actual Value

\$

or

Assessor's Market Value \$

130,120 per tax
assessor



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Shelby Cnty Judge of Probate, AL
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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 per will

☐ Closing Statement

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 5-18-15

Print Jonathan D. Green

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1