

This instrument was prepared without
evidence of title or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
4227 Hwy 39
Chelsea, AL 35043



20150603000183000 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
06/03/2015 07:58:07 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

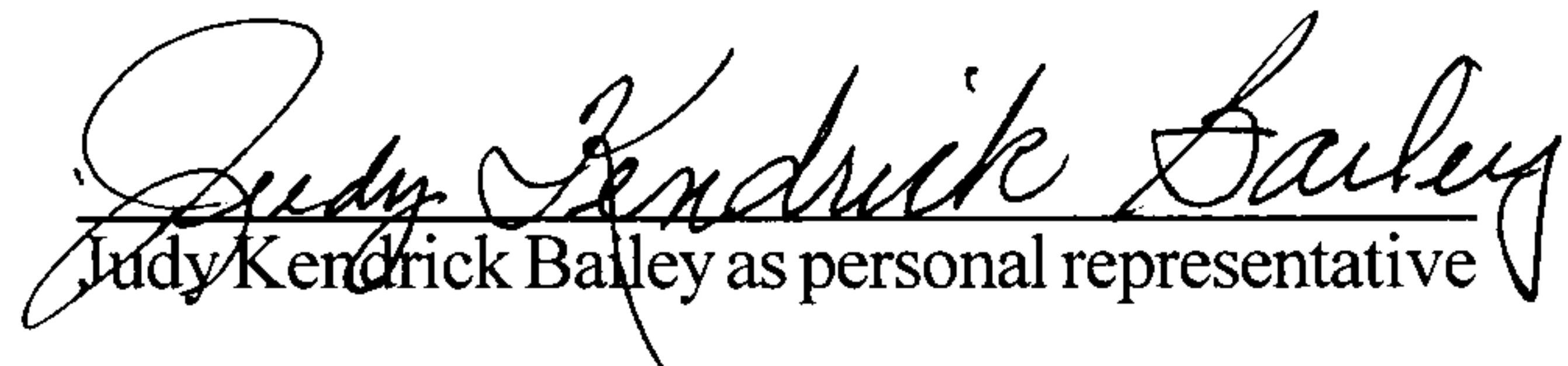
That in consideration of the distribution of the estate of Sherry Lynn Reynolds, deceased, in accordance with her will probated in Case No. PR-2014-000496 in the Probate Court of Shelby County, Alabama, the undersigned Judy Kendrick Bailey, personal representative of said estate (herein referred to as GRANTOR) pursuant to the power given to him in said will does grant, bargain, sell and convey unto Jimmy Wayne Bailey and Judy Kendrick Bailey as Co-Trustees of the trust created by the will of Sherry Lynn Reynolds for the use and benefit of Bailey Case Reynolds and Mary Cheyenne Reynolds (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

From an iron pipe marking the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, run North along the West $\frac{1}{4}$ - $\frac{1}{4}$ line 498.28 feet to an iron pin (NW corner of Bailey 7.5 acre tract); thence turn right 91° 15' and run Easterly 297.88 feet to iron pin at the Point of Beginning of subject parcel (SE corner of Eric Bailey 4.925 acre tract); thence continue Easterly along last named course 357.97 feet to an iron pin (NE corner of Bailey 7.5 acre tract); thence turn right 88° 45' and run Southerly 266.8 feet; thence turn right 87° 31' 36" and run Westerly 290.54 feet; thence turn right 79° 13' 24" and run Northwesterly 295.0 feet to the Point of Beginning. Containing 2.06 acres, more or less, and being a part of the W $\frac{1}{2}$ of the South 15 acres of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama. Also, easements as recorded in Instrument # 1992-10086 and Instrument # 1992-11203 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, their successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

4th day of May, 2015.

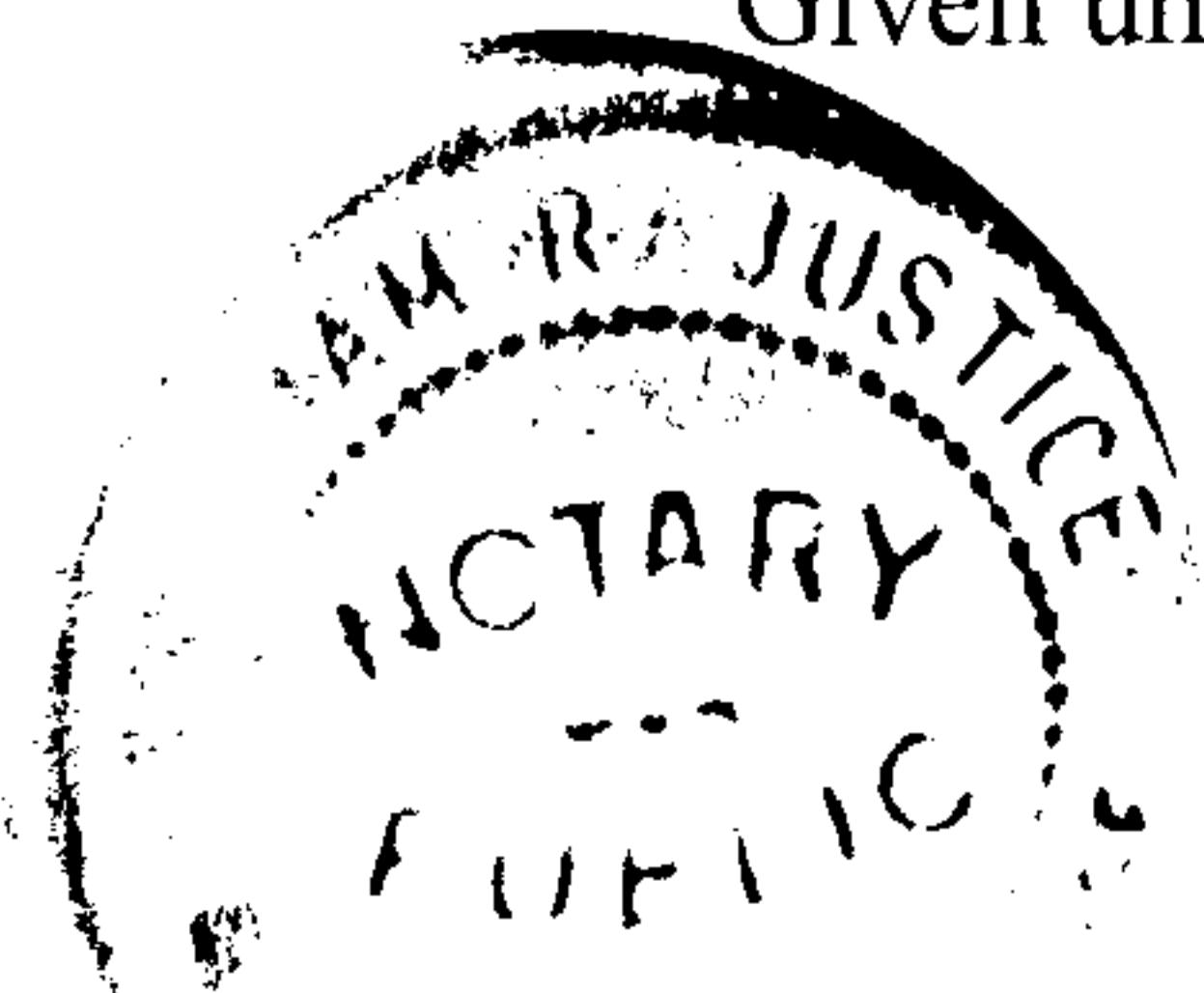


Judy Kendrick Bailey
Judy Kendrick Bailey as personal representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy Kendrick Bailey, whose name as personal representative of the estate of Sherry Lynn Reynolds, deceased, 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, she as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, 2015.



William R. Justice
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Judy Kendrick Bailey
Mailing Address 4227 Hwy 39
Chelsea, AL 35043

Grantee's Name Jimmy Wayne Bailey, + Judy Kendrick Bailey
Mailing Address 4227 Hwy 39
Chelsea, AL 35043

Property Address 280 Merry Glen Lane
Chelsea, AL 35043

Date of Sale 5/4/15
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 106,870.00

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


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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 5/4/15

Print Judy Kendrick Bailey

Unattested

Sign Judy Kendrick Bailey

(verified by)

(Grantor/Grantee/Owner/Agent) circle one