

This instrument was prepared by:
Lauren Sonnier
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Send tax notice to:

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, EDNA E. BAGGETT, a single woman who acquired title as EDNA EARL BAGGETT, the surviving spouse of DALTON H. BAGGETT, deceased (herein referred to as grantor, whether one or more), do warrant, grant, bargain, sell, and convey unto EDNA E. BAGGETT, a single woman (herein referred to as grantee, whether one or more) the following-described real estate, situated in Shelby County, Alabama, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN
SHELBY COUNTY, ALABAMA, TO-WIT:

A PART OF THE NE 1/4 OF SE 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 4 WEST, DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF SAID 1/4 1/4 SECTION AND RUN SOUTH 3 DEG. 00 MINUTES EAST 660 FEET ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION, THENCE IN A WESTERLY DIRECTION 1330.9 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID 1/4 1/4 SECTION WHICH IS 678 FEET SOUTH OF THE NORTHWEST CORNER OF SAID 1/4 1/4 SECTION; THENCE NORTH 3 DEG. 00 MINUTES WEST ALONG THE WEST LINE OF SAID 1/4 1/4 SECTION 678.0 FEET TO THE NW CORNER OF SAID 1/4 1/4; THENCE NORTH 87 DEG. 00 MINUTES EAST ALONG THE NORTH LINE OF SAID 1/4 1/4, SECTION 1330.5 FEET, MORE OR LESS, TO POINT OF BEGINNING. MINERALS AND MINING RIGHTS EXCEPTED.

BEING the same property conveyed to Dalton H. Baggett and Edna Earl Baggett by Warranty Deed from Fred Kulovitz and Margaret D. Kulovitz, dated April 29, 1966, and recorded April 30, 1966, at Book 242, Page 6.

Property Address: 3893 Highway 13, Helena, Alabama 35080

Tax ID No.: 24-3-05-0-000-021.000

Fair Market Value: \$ 23,100.00

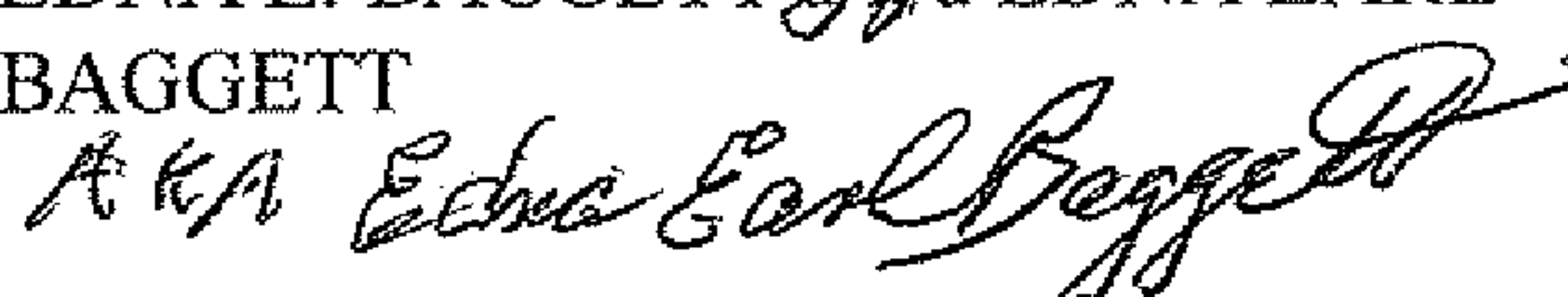
A copy of the Death Certificate of Dalton H. Baggett is attached hereto.

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs 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 a 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 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9 day of July, 2015.


EDNA E. BAGGETT aka EDNA EARL
BAGGETT


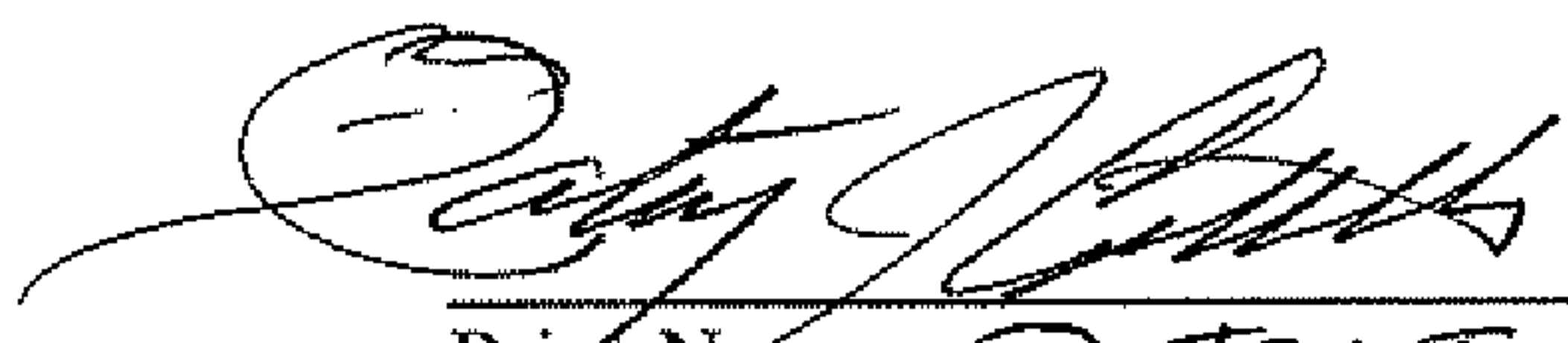
Grantor/Grantee Address: 3893 Highway 13, Helena, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

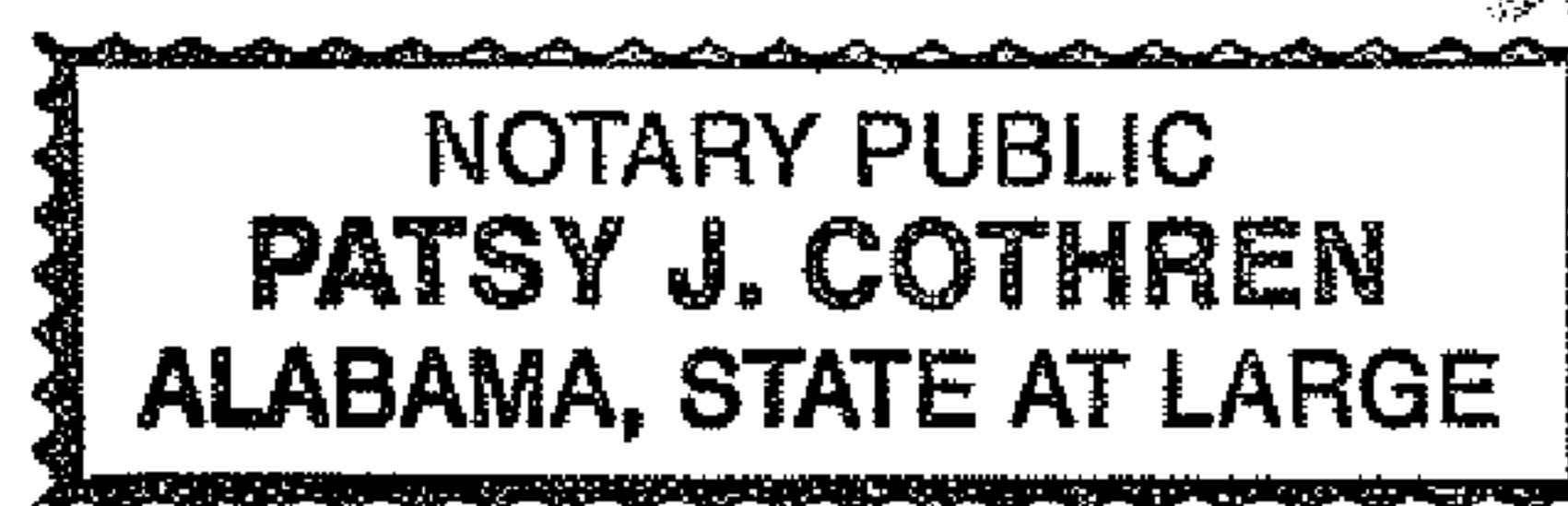
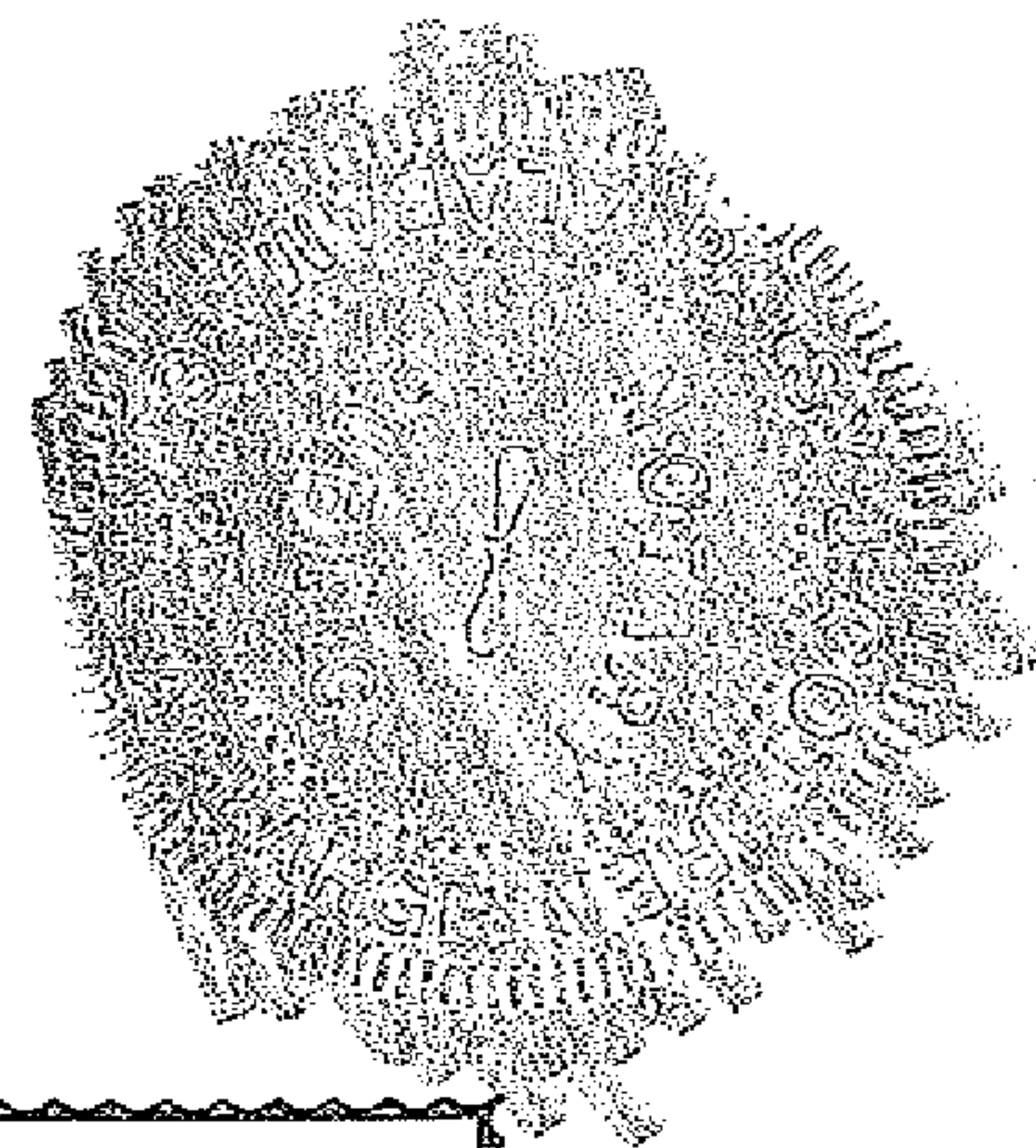
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that EDNA E. BAGGETT a/k/a EDNA EARL BAGGETT, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 9 day of July, 2015.


Print Name: Patsy J. Cothren

My Commission Expires:

My Commission Expires
February 12, 2016



201504-472

Real Estate Sales Validation Form

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

Grantor's Name	<u>EDNA E. BAGGETT</u>	Grantor's Name	<u>EDNA E. BAGGETT</u>
Mailing Address	<u>3893 Highway 13</u> <u>Helena, AL 35080</u>	Mailing Address	<u>3893 Highway 13</u> <u>Helena, AL 35080</u>
Property Address	<u>3893 Highway 13</u> <u>Helena, AL 35080</u>	Date of Sale	<u>July 9, 2015</u>
		Total Purchase Price \$	<u>10.00</u>
		or	
		Actual Value	\$
		or	
		Assessor's Market Value \$	<u>23,100.00</u>

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 <u>Deed to perfect title</u>
☐ 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	<u>7/22/2015</u>	Print	<u>Victoria Robinson</u>
Unattested		Sign	<u>Victoria Robinson</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

This is a true and exact copy of the record on file with the SHELBY County Health Department.

Conni Barclay
Signature of Local Registrar

December 19/1996
Date of Issue

ALABAMA CERTIFICATE OF DEATH

ORIGINAL

County File Number —		State File Number 101	
1. DECEASED—NAME First Middle Last (Type last name all capitals) Dalton Herbert BAGGETT		2. DATE OF DEATH (Month, Day, Year) November 10, 1996	
3. COUNTY OF DEATH Shelby		4. CITY, TOWN, OR LOCATION OF DEATH AND ZIP CODE Helena 35080	
5. INSIDE CITY LIMITS (Specify Yes or No) No		6. PLACE OF DEATH—HOSPITAL OR OTHER INSTITUTION—(If not in either, give street and number) 3893 Hwy. 13	
7. IF HOSPITAL (Specify Inpatient, ER or Outpatient, DOA) No		8. OF HISPANIC ORIGIN (Specify Yes or No. If Yes, Specify Cuban, Mexican, Puerto Rican, etc.) No	
9. RACE—(Specify American Indian, Black, White, etc.) White		10. SEX Male	
11. AGE 75 YRS. MOS. DAYS HOURS MINS		12. DATE OF BIRTH (Month, Day, Year) March 30, 1921	
13. EDUCATION (Specify ONLY highest grade completed) Elementary or High School (10-12) _____ College (14 or 5+) _____ 2		14. DECEASED'S SOCIAL SECURITY NUMBER [REDACTED]	
15. MARRIAGE STATUS (Specify Married, Never Married, Widowed, Divorced) Married		16. SURVIVING SPOUSE (If wife, give maiden name) Edna Earl Kreider	
17. STATE OF BIRTH (If not in USA, name country) Alabama		18. Was Decedent ever in Armed Forces (Specify Yes or No) Yes	
19. RESIDENCE—STATE Alabama		20. COUNTY Shelby	
21. CITY, TOWN, OR LOCATION AND ZIP CODE Helena 35080		22. INSIDE CITY LIMITS (Specify Yes or No) No	
23. STREET AND NUMBER 3893 Hwy. 13		24. INFORMANT—Name and Address Edna Baggett Helena, Alabama 35080	
25. USUAL OCCUPATION (Give kind of work done during most of working life even if retired) Office Manager		26. KIND OF BUSINESS OR INDUSTRY U. S. Steel	
27. FATHER—NAME First Middle Last Edward Christopher Baggett		28. MAIDEN NAME OF MOTHER—First Middle Last Leola Herring	
29. DISPOSITION OF BODY (Specify Burial, Cremation, Medical Donation, Holistic Disposal, Other) Burial		30. DATE OF DISPOSITION (Month, Day, Year) Nov. 13, 1996	
31. CEMETERY OR CREMATORY—Name Bold Springs Cemetery		32. LOCATION—(City or Town—State) Birmingham, Alabama	
33. FUNERAL HOME—Name and Address Ridout's Southern Heritage 475 Cahaba Valley Rd. Pelham, AL 35124		34. FUNERAL DIRECTOR—Signature <i>Jack A. Jones</i>	
35. DATE SIGNED BY FUNERAL DIRECTOR Nov. 13, 1996		36. DATE SIGNED (Month, Day, Year) November 18, 1996	
37. CERTIFYING PHYSICIAN (Physician certifying cause of death. To the best of my knowledge death occurred at the time and date, and due to the cause(s) and manner stated.) — Medical Examiner — Coroner Signature: <i>[Signature]</i>		38. DATE SIGNED (Month, Day, Year) November 18, 1996	
39. TIME AND DATE OF DEATH 11:40 pm November 10, 1996		40. DATE AND TIME PRONOUNCED DEAD (For Coroner/M.E. use only) Allen L. Yeilding, M.D.	
41. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 46) 1600 Carraway blvd., Birmingham, AL 35234		42. CERTIFIER LICENSE NUMBER 10908	
43. REGISTRAR—Signature <i>Shottie S. Marshall</i>		44. DATE FILED (Month, Day, Year) December 3, 1996	

MEDICAL CERTIFICATION

46. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. LIST ONLY ONE CAUSE ON EACH LINE. IMMEDIATE CAUSE (Final disease or condition resulting in death) → Metastatic Carcinoma of Unknown Primary		APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	
a. DUE TO IOR AS A CONSEQUENCE OF:			
b. DUE TO IOR AS A CONSEQUENCE OF:			
c. DUE TO IOR AS A CONSEQUENCE OF:			
d. DUE TO IOR AS A CONSEQUENCE OF:			
47. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.		48. WAS THERE A PREGNANCY IN LAST 42 DAYS? (Specify Yes, No, or Unk.)	
49. MANNER OF DEATH (Specify—Accident, Homicide, Suicide, Undetermined Circumstances, Pending Investigation, Natural Cause) Natural Cause		50. AUTOPSY (Specify Yes or No) NO	
51. HOW INJURY OCCURRED (Enter nature of injury in item 48, Part I or item 47, Part II)		52. DATE OF INJURY (Month, Day, Year)	
53. INJURY AT WORK (Specify Yes or No)		54. HOUR OF INJURY M.	
55. PLACE OF INJURY—(Specify at home, farm, street, factory, office building, etc.)		56. LOCATION OF INJURY (Street or R.F.D. No., City or Town, State)	

This is a legal record and must be filed within five (5) days after death.

ADPH-45-2 Rev 11-93

20150722000248380 07/22/2015 10:40:35 AM DEEDS 5/5



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/22/2015 10:40:35 AM
\$27.00 CHERRY
20150722000248380

[Signature]