


This instrument was prepared without evidence of title by:

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


20150821000291630 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
08/21/2015 02:17:35 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

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

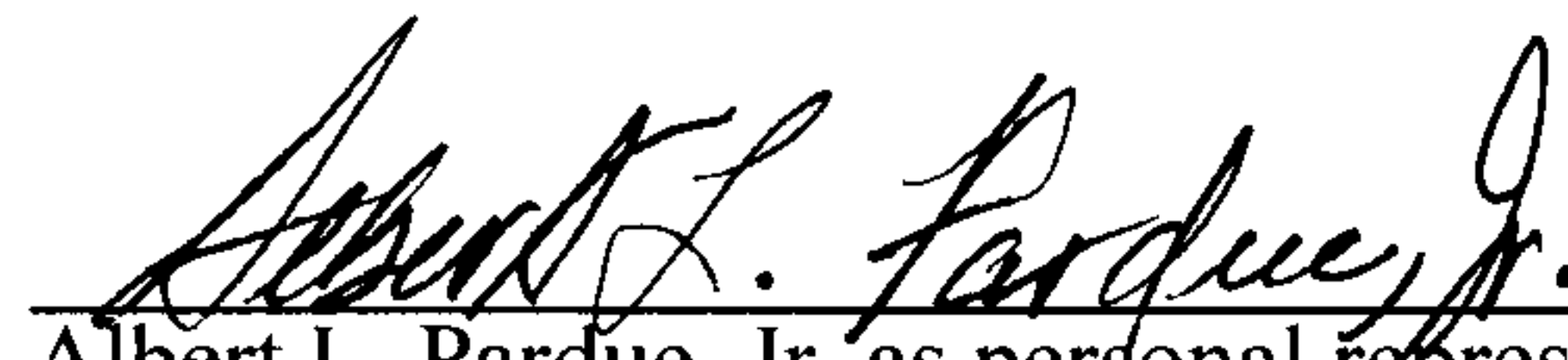
That in consideration of the distribution of the estate of Marie M. Pardue, deceased, in accordance with her will probated in Case No. 2013-0310 in the Probate Court of Mobile County, Alabama, the undersigned Albert L. Pardue, Jr., personal representative of said estate (herein referred to as GRANTOR) pursuant to the power given to him in said will does grant, bargain, sell and convey the undivided 8% right, title and interest of Marie M. Pardue in the following described real estate situated in Shelby County, Alabama, unto Albert L. Pardue, Jr., one-third of said 8%; Richard M. Pardue, one-third of said 8%; Stephen H. Pardue, one-ninth of said 8%; Stephanie Alison Pardue, one-ninth of said 8%; and Alison P. Hutto, one-ninth of said 8%; as tenants in common (herein referred to as GRANTEE, whether one or more) to-wit:

See legal description in attached Exhibit A

Subject to real property taxes for 2015 and subsequent years, and all easements, covenants, conditions, restrictions, reservations, and rights of way of record.

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

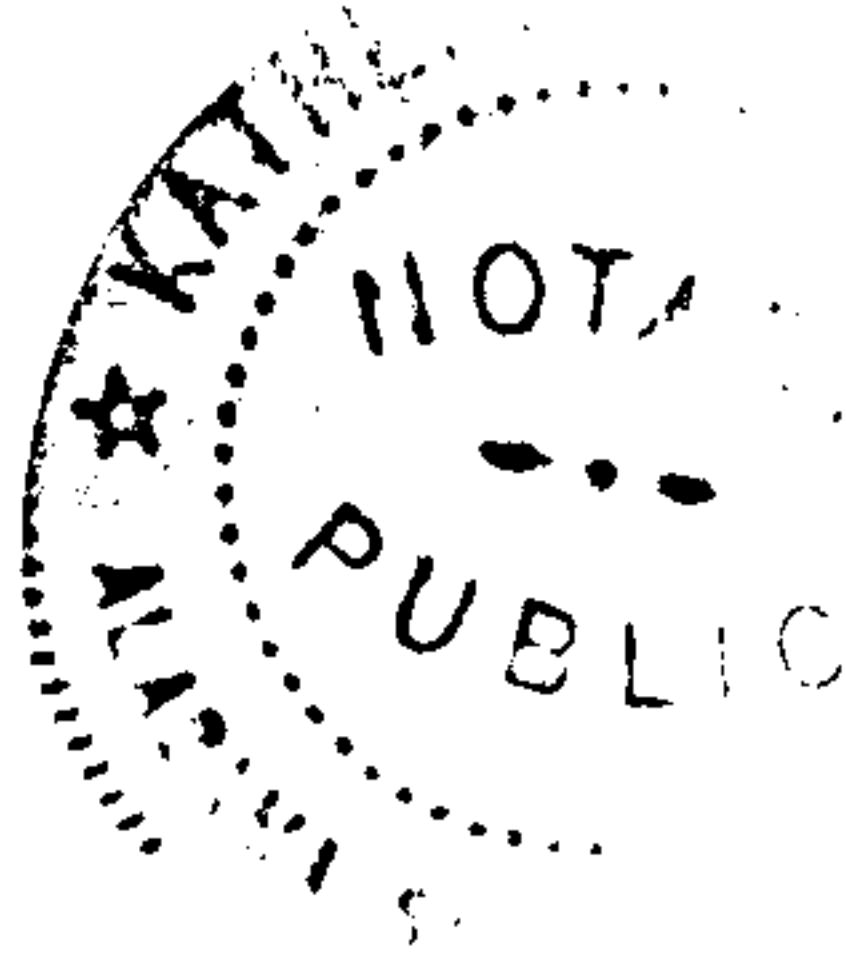
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 8th
day of August, 2015.


Albert L. Pardue, Jr. as personal representative

STATE OF ALABAMA
COUNTY OF Alabama

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert L. Pardue, Jr., whose name as personal representative of the estate of Marie M. Pardue, 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, he as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of August, 2015.



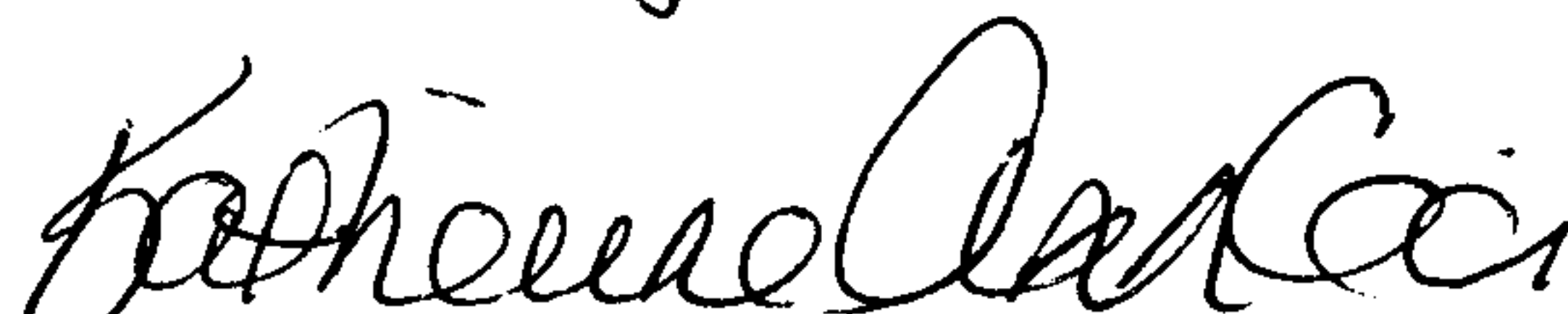

Notary Public my Commission Expires
7/29/2019

EXHIBIT A

Commence at the NW Corner of Section 30, Township 20 South, Range 2 West; thence East 1343.30 feet to the Point of Beginning; thence continue East 1452.25 feet; thence right 91 deg. 02 min. 33 sec., 1319.74 feet; thence left 90 deg. 36 min. 48 sec., 1310.02 feet; thence right 89 deg. 34 min. 53 sec., 813.63 feet to the North R.O.W. of a Seaboard Coastline Railroad; thence right 44 deg. 33 min. 17 sec., 698.68 feet along said R.O.W.; thence right 43 deg. 31 min. 57 sec., 1173.58 feet; thence right 90 deg. 56 min. 42 sec., 1320.00 feet; thence left 90 deg. 56 min. 42 sec., 1119.83 feet; thence right 90 deg. 50 min. 36 sec., 1314.60 feet to the Point of Beginning, less and except County Road 11 R.O.W. Said parcel contains 89.84 acres more or less;

Less and except:

Commence at the Southeast corner of the NE 1/4 of NW 1/4 of Section 30, Township 20 South, Range 2 West, and run thence North along the East line of said 1/4-1/4 a distance of 486 feet, more or less, to the North right of way line of Shelby County Road No. 11; thence run in a Southwesterly direction along said North right of way line a distance of 90 feet to a point; thence run North and parallel with the East line of said 1/4-1/4 a distance of 325 feet to a point; thence run Northeasterly and parallel with the North right of way line of said Road a distance of 90 feet to the East line of said 1/4-1/4; thence South along the East line of said 1/4-1/4 a distance of 325 feet to the point of beginning; being situated in the NE 1/4 of NW 1/4 of said Section 30;

Also less and except:

A parcel of land situated in the West half of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of the Northwest quarter and run South 00 degrees 16 minutes 37 seconds East along the East line of said quarter-quarter section for a distance of 795.17 feet to the proposed Northwestern-most right of way line of Shelby County Road 11, said point also being the POINT OF BEGINNING; thence continue along the last described course along said East line for a distance of 103.42 feet to the current Northwestern-most right of way line of Shelby County Road 11; thence leaving said East line run South 35 degrees 50 minutes 56 seconds West along said current right of way line for a distance of 349.55 feet; thence run South 35 degrees 20 minutes 24 seconds West and run along said current right of way line for a distance of 161.93 feet to the Northerly property line of the property described in Instrument # 1993-27714 as recorded in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said current Northwestern-most right of way line of Shelby County Road 11, run North 89 degrees 59 minutes 51 seconds West along said Northerly property line for a distance of 96.55 feet to said proposed Northwestern-most right of way line; thence leaving said Northerly property line of said property run North 35 degrees 10 minutes 31 seconds East along said proposed right of way line for a distance of 74.21 feet; thence run North 09 degrees 49 minutes 29 seconds West along said proposed right of way line for a distance of 28.28 feet; thence run North 35 degrees 10 minutes 31 seconds East along said proposed right of way line for a distance of 15.81 feet; thence run North 80 degrees 10 minutes 31 seconds East along said proposed right of way line for a distance of 28.28 feet; thence run North 35 degrees 10 minutes 31 seconds East along said proposed right of way line for a distance of 289.94 feet; thence run North 09 degrees 49 minutes 29 seconds West for a distance of 56.57 feet; thence run North 35 degrees 10 minutes 31 seconds East along said proposed right of way line for a distance of 97.56 feet; thence run North 80 degrees 10 minutes 31 seconds East along said proposed right of way line for a distance of 77.78 feet; thence run North 47 degrees 32 minutes 49 seconds East along said proposed right of way line for a distance of 39.72 feet to the POINT OF BEGINNING. Said parcel contains 53,346 square feet or 1.22 acres more or less.



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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 Marie M. Pardue
Mailing Address 1216 Shadow Ridge Dr. SE
Huntsville, AL 35803

Grantee's Name see deed
Mailing Address 12020 Brookfield Club Dr.
Roswell, GA 30075

Property Address Hwy 11 Pelham

Date of Sale 8-8-15
Total Purchase Price \$


or
Actual Value 8% \$179,600.00

or
Assessor's Market Value \$

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 8-8-15

Print Albert L. Pardue, Jr.

☐ Unattested
(verified by)

Sign Albert L. Pardue Jr. 8 Aug 2015
(Grantor/Grantee/Owner/Agent) circle one