

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

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



20151021000367240 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
10/21/2015 10:46:18 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Seven Thousand and no/100 Dollars (\$7,000.00) to the undersigned Nicki Walker Masterson, personal representative of the Estate of George Edward Walker, deceased, which estate is pending in the Probate Court of St. Clair County, Alabama, Southern Judicial Division, Case No. S 2011-162 (herein referred to as GRANTOR), in hand paid by Annastacia Merrell (herein referred to as GRANTEE), the receipt of which is hereby acknowledged, the said GRANTOR in accordance with the power and authority given to her in the will of said decedent does by these presents, grant, bargain, sell and convey unto the GRANTEE the following described real estate situated in Shelby County, Alabama to-wit:


See attached Exhibit A for legal description

George Edward Walker is one and the same as George Walker. See Instrument # 20070419000181640 in the Probate Office of Shelby County, Alabama, for source of title.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, on this 21st day of October, 2015.

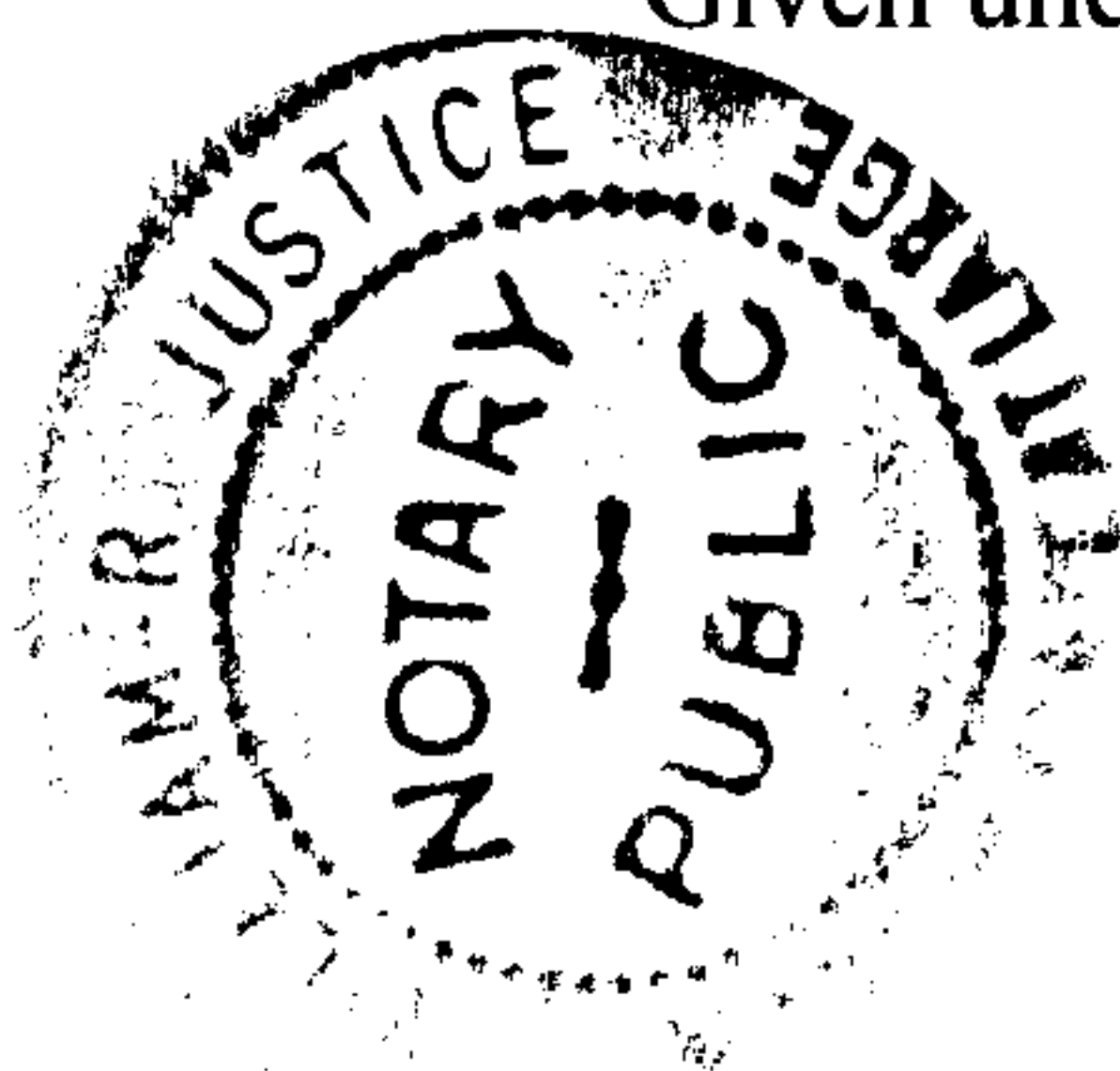
Shelby County, AL 10/21/2015
State of Alabama
Deed Tax: \$7.00

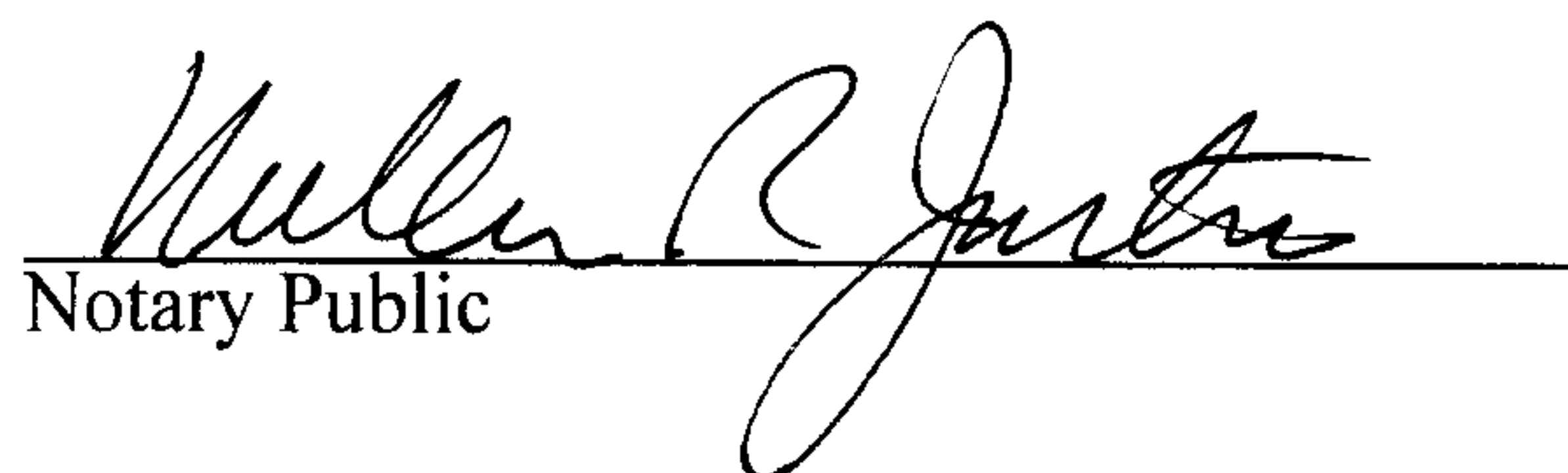

Nicki Walker Masterson as personal representative

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nicki Walker Masterson, whose name as personal representative of the estate of George Edward Walker, 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 21st day of October, 2015.





Notary Public

**EXHIBIT A
LEGAL DESCRIPTION**

**NICKI WALKER MASTERSON, AS PERSONAL REPRESENTATIVE OF
THE ESTATE OF GEORGE EDWARD WALKER, DECEASED
TO
ANASTACIA MERRELL**

A parcel in the Northeast Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 1 East in Shelby County, Alabama and being more particularly described as follows: Commence at the Northeast corner of said Quarter-Quarter Section and run Westerly along the North line of said Quarter-Quarter Section for 620.43 feet to a point, thence turn a deflection angle of 89° 55' 15" to the left and run in a Southerly direction for 288.79 feet to a 5/8" rebar set at the Point of Beginning, thence continue on last stated course and run in a Southerly direction for 77.89 feet to a 5/8" rebar set, thence turn a deflection angle of 91° 41' 25" to the left and run in an Easterly direction for 170.08 feet to a 5/8" rebar set, thence turn a deflection angle of 135° 44' 10" to the right and run in a Southwesterly direction for 294.83 feet to a 5/8" rebar set, thence turn a deflection angle of 97° 10' 10" to the right and run in a Northwesterly direction for 38.38 feet to a 5/8" rebar set, thence turn a deflection angle of 97° 06' 35" to the left and run in a Southwesterly direction for 211.11 feet to a 5/8" rebar set on the Northeasterly right-of-way of Shelby County Highway #61 (80' right-of-way), thence turn a deflection angle of 97° 06' 35" to the right and run in a Northwesterly direction along said right-of-way for 135.83 feet to an existing 1/2" rebar, thence turn a deflection angle of 82° 49' 50" to the right and run in a Northeasterly direction for 418.60 feet to the Point of Beginning. The above containing 1.5 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 Nicki Walker Masterson pers. rep.
Mailing Address P.O. Box 713
Montevallo, AL 35115

Grantee's Name Amastacia Merrell
Mailing Address P.O. Box 234
Wilsonville, AL 35186

Property Address Hwy 61 Wilsonville

Date of Sale 10-21-15
Total Purchase Price \$ 7,000.00

or
Actual Value \$
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 10-21-15

Print Nicki Walker Masterson, personal representative

Sign Nicki Walker Masterson
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1