


STATE OF ALABAMA           )  
SHELBY COUNTY               )

  
20151203000413720 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
12/03/2015 03:53:17 PM FILED/CERT

**WARRANTY DEED**

**KNOW YE ALL MEN BY THESE PRESENTS**, that in consideration of Ten Dollars and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, I,

**MARY REBECCA BATES, as EXECUTRIX of the ESTATE OF JOHN B. BATES, deceased** (herein referred to as GRANTOR), does grant, bargain, sell, and convey unto

**MARY REBECCA BATES, a single woman**, (herein referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence Southwest corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , thence North 434 feet, thence East 630 feet, thence North 255 feet, to the Point of Beginning. Thence Northwesterly 105 feet; thence Westerly 105 feet; thence Southwesterly 150 feet; thence Northeasterly 200 feet to the Point of Beginning. Said parcel being located in Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A parcel of land in Shelby County, Alabama, described as follows:


Commence at the Southwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West of the Huntsville Meridian; proceed North along the west line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 434 feet; proceed East for a distance of 630 feet; proceed North for a distance of 255 feet to the point of beginning; turn an angle to the left of 23 degrees and proceed for a distance of 105.0 feet; turn an angle to the left of 85 degrees 30 minutes and proceed for a distance of 104.0 feet; turn an angle to the left of 52 degrees and proceed for a distance of 99.0 feet; turn an angle to the left of 27 degrees 24 minutes 38 seconds and proceed for a distance of 44.0 feet; turn an angle to the left of 106 degrees 56 minutes 17 seconds and proceed for a distance of 186.0 feet to the Point of Beginning. Said parcel containing 0.39 acre, more or less.

This property does not constitute the homestead of the grantor or the grantor's spouse herein. For reference, see Instrument #1998-27005, recorded July 16, 1998, in the Probate Records of Shelby County, Alabama. This conveyance is subject to all easements, restrictions, rights of way, mineral and mining rights and other matters of record appearing in the Office of the Judge of Probate, Shelby County, Alabama.

**TO HAVE AND TO HOLD TO THE SAID GRANTEE IN FEE SIMPLE**, and to the heirs and assigns of such GRANTEE in fee simple forever, and that the GRANTOR has a good right to sell and convey the said property, and that the GRANTOR does sell and convey the said property free from all encumbrances, and that the GRANTOR shall, and GRANTOR'S heirs, executors, administrators, warrant and defend the same to said **MARY REBECCA BATES**, her heirs, executors, and assigns forever, against the lawful claims of all persons whatsoever.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals this the 1<sup>st</sup> day of September, 2015.

**THE ESTATE OF JOHN B. BATES**

  
By: Mary Rebecca Bates  
Executrix of the Estate of John B. Bates

STATE OF ALABAMA       )  
HOUSTON COUNTY        )

I, Ashley P. Brock, a Notary Public in and for said County and State, hereby certify that Mary Rebecca Bates, who signs in her capacity as Executrix of the Estate of John B. Bates, deceased, to the foregoing conveyance, and who is known to me, acknowledged before me on this date that being informed of the contents of the said conveyance, she execute the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1<sup>st</sup> day of September, 2015.

*Ashley P. Brock*

Ashley P. Brock  
Notary Public

My Commission Expires  
9/17/16

My Commission Expires: \_\_\_\_\_

**GRANTOR** herein is **The Estate of John B. Bates, deceased, by and through Executrix Mary Rebecca Bates,** whose address is as follows:

Mary Rebecca Bates  
o/b/o The Estate of John B. Bates  
19 Winter Lane  
Clyde, North Carolina 28721

**GRANTEE** herein is **Mary Rebecca Bates.** Please send tax notice to the following address:

Mary Rebecca Bates  
19 Winter Lane  
Clyde, North Carolina 28721

The address of the subject property is as follows:


A boundary address with a metes and bounds description, being 0.39 acres, more or less, located in the SW ¼ of the NW ¼ of Section 1, T21S, R3W, and identified as tax parcel ID 58-23-01-01-2-003-016.000.

Date of Sale of Property:

This property was devised to Grantee through the Last Will and Testament of John B. Bates, duly administered by the Probate Court of Dale County, Alabama, Case No. PR-04-236.

Instrument prepared by:

Laura Averett Wyrosdick, Attorney at Law  
203 Grey Fox Trail  
Enterprise, Alabama 36330 210  
334-393-9300

  
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Tax Parcel ID 58-23-01-01-2-003-016.000  
Page 2 of 2



# Real Estate Sales Validation Form

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

Grantor's Name The Estate of John B. Bates  
 Mailing Address c/o Mary Rebecca Bates  
19 Winter Lane  
Clyde, NC 28721

Grantee's Name Mary Rebecca Bates  
 Mailing Address 19 Winter Lane  
Clyde, NC 28721

Property Address 58 Taylor Lane  
Alabaster, AL 35007

Date of Sale 9-1-2015

Total Purchase Price \$

or  
 Actual Value \$

or  
 Assessor's Market Value \$ 43,500.00

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 Shelby County Tax Commissioner  
23-1-01-2-003-016.000

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 11-2-2015

Unattested

Print Laura A. Wyrwick, Attorney  
 Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

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Form RT-1

8/2012