

THIS INSTRUMENT PREPARED BY:

Betty Shinn, Attorney at Law
1508 Radburn Road
Pelham, AL 35124

Send Tax Notice to:

EXECUTOR'S STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

THAT WHEREAS, during their lifetime, **Mandy Alexander**, deceased, and **James Alexander**, deceased, were the owners of the hereinafter described property by virtue of a deed as recorded in Real Volume 188, Page 1353, in the Probate Court of Shelby County, Alabama, and,

WHEREAS, the said **James Alexander**, deceased, departed this life in Shelby County, Alabama on or about the 19th day of January, 1986, and **Mandy Alexander**, deceased, departed this life in Shelby County, Alabama on or about the 8th day of March, 2007, and at the time of their death owned the hereinafter described property; and,

WHEREAS, the Last Will and Testament of the said **Mandy Alexander** was duly admitted for probate in the Probate Court of Shelby County, Alabama in Case No. **PR-2010-000498**, and on September 1, 2010 Letters Testamentary were issued to the said Teresa Alexander Majors; and,

WHEREAS, by the terms of the Will of said **Mandy Alexander**, she gave her property to her children, Floyd Boothe, Ronnie Alexander, Philip Alexander, Barry Alexander, and Teresa Alexander Majors in equal shares, absolutely; and,

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AND TO CARRY OUT THE WILL OF THE SAID Mandy Alexander, deceased, I Teresa Alexander Majors, as Personal Representative of the Estate of Mandy Alexander, deceased, Shelby County Probate Case No. PR-2010-000498, (hereinafter referred to as Grantor), do grant, bargain, sell and convey unto **Ronald Alexander**, a married man, (hereinafter referred to as Grantee) the hereinafter described property situated in Shelby County, Alabama, to-wit:

Commence at the NW Corner of the SW ¼ of the SW ¼ of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama; thence S00°01'56"W, a distance of 1076.20'; thence S89°43'11"E, a distance of 467.23'; thence N12°17'44"W, a distance of 300.29'; thence N81°35'33"E, a distance of 390.11'; thence N18°31'48"W, a distance of 60.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 8.56' to the beginning of a curve to the right, having a radius of



1040.00, a central angle of 04°00'54", and subtended by a chord which bears N16°31'03"W, and a chord distance of 72.86'; thence along the arc of said curve, a distance of 72.88'; thence N88°42'40"W, a distance of 156.28'; thence S14°32'06"E, a distance of 107.50'; thence N81°35'33"E, a distance of 154.36' to the POINT OF BEGINNING.

Said parcel containing 0.33 acres, more or less.

THE ABOVE SAID PARCEL IS ADDED TO PARCEL 23-8-28-0-000-014.001 to wit:

Commence at the NW Corner of the SW ¼ of the SW ¼ of Section, Township 21 South, Range 3 West, Shelby County, Alabama; thence S00°01'56"W, a distance of 1076.20'; thence S89°43'11"E, a distance of 467.23'; thence N12°17'44"W, a distance of 300.29'; thence N81°35'33"E, a distance of 390.11'; thence N18°31'48"W, a distance of 68.56' to the beginning of a curve to the right, having a radius of 1040.00, a central angle Of 04°00'54", and subtended by a cord which bears N16°31'03"W, and a cord distance of 72.86'; thence along the arc of said curve, a distance of 72.88' to the POINT OF BEGINNING; said point being a compound curve to the right, having a radius of 1040.00, a central angle of 05°34'44", and subtended by a chord which bears N11°43'14"W, and a chord distance of 101.23'; thence along the arc of said curve, a distance of 101.27'; thence N88°42'40"W, a distance of 150.00'; thence S08°12'40"E, a distance of 100.00'; thence S88°42'40"E, a distance of 156.28' to the POINT OF BEGINNING.

Said parcel containing 0.34 acres, more or less.

BOTH LEGALS MAKE UP Lot 5 of the Mandy Alexander Family Subdivision, as recorded in Map Book 45, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

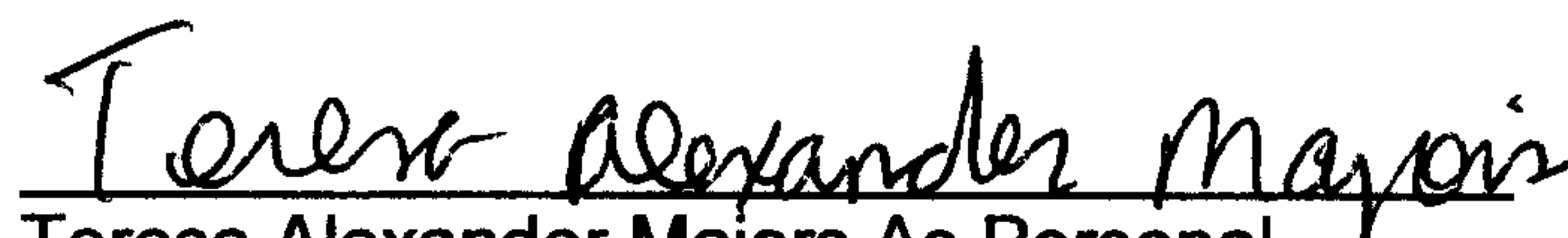
Please note that this instrument has been prepared on the basis of information supplied by the parties hereto and without benefit of a current title search. No representation is made by the prepared.

TO HAVE AND TO HOLD to the said grantees their heirs and assigns forever;

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal this ____ day of October, 2015.

Witness:



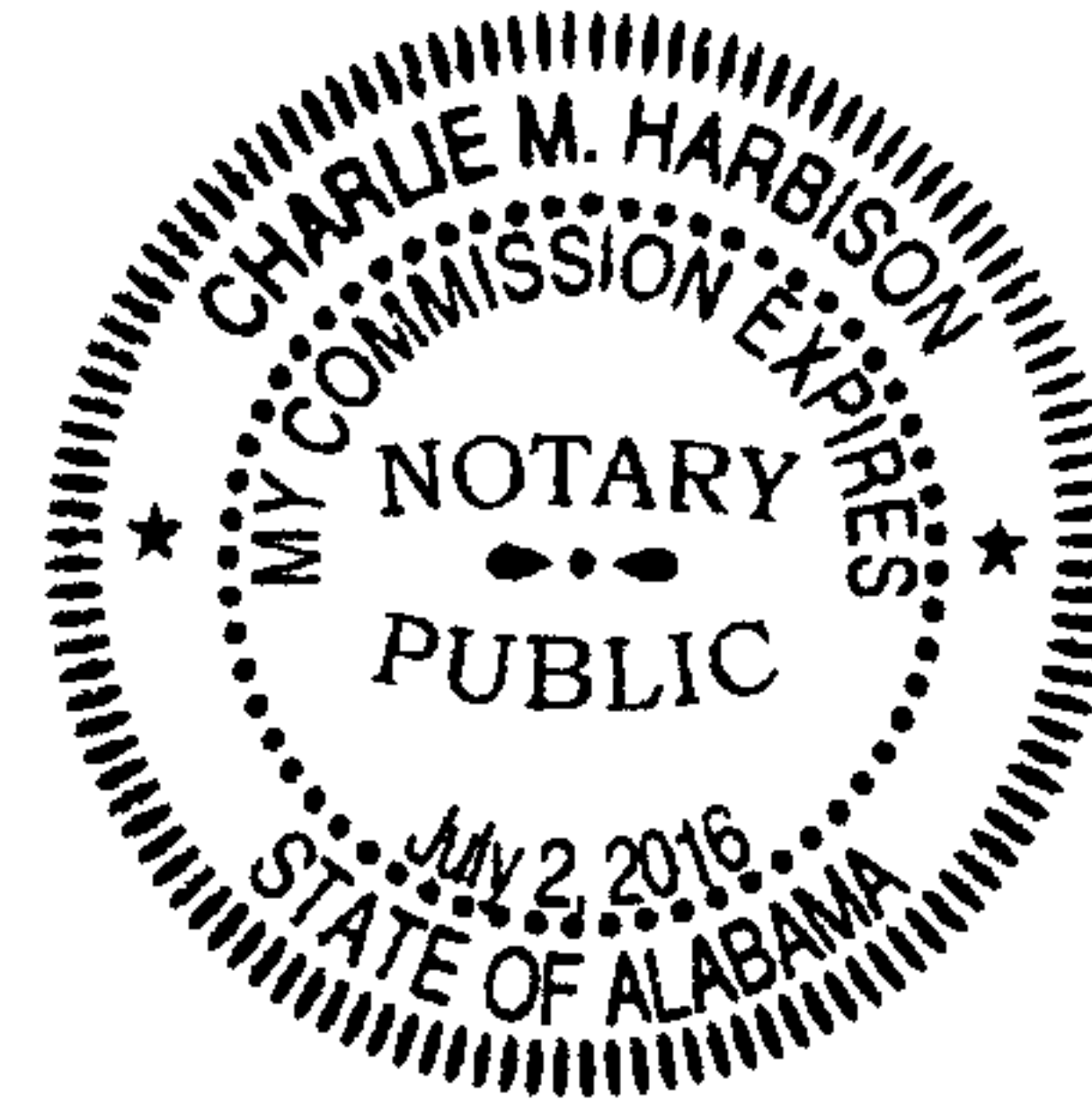

Teresa Alexander Majors As Personal
Representative of the Estate of Mandy
Alexander, deceased, Shelby County,
Alabama Probate Case No. PR-2010-000498

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Teresa Alexander Majors, whose name as Personal Representative of the Estate of Mandy Alexander, deceased, Shelby County, Alabama Probate Case No. PR-2010-000498, executed the same voluntarily and as the act of the estate.

SWORN TO AND SUBSCRIBED before me, this the 9th day of October, 2015.

Charles M. Harbison
Notary Public
My Commission Expires: 9-2-16



20151204000414020 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/04/2015 10:53:18 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Teresa Majors
Mailing Address Personal Rep Hwy 17
Montevallo AL

Grantee's Name Ronald Alexander
Mailing Address 9340 Montevallo Rd.
Centerville, AL 35042

Property Address Hwy 17
Montevallo AL
23-8-28-0-000-014.001(?)

Date of Sale 10/8/15
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 6150.

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 Tax Office

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,

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 12/4/15

Print RONALD ALEXANDER

☒ Unattested

(Signature)
(verified by)

Sign Ronald Alexander
(Grantor/Grantee/Owner/Agent) circle one