

This Instrument Was Prepared By:
CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Henry J. Edwards
P.O. Box 247
Wilton, AL 35187

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Six Thousand Dollars (\$6000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Beverly Edwards and Tabatha Ann Edwards Scoggins, as the sole heirs at law of Walt M. Edwards, deceased, having died September, 2007** hereinafter called "Grantor," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Henry J. Edwards** hereinafter called "Grantee", all my right, title and interest in and to the following real estate as described below:

Shelby County, AL 12/13/2016
State of Alabama
Deed Tax: \$6.00

See Exhibit A

NOTE: This Instrument was prepared without benefit of title.

NOTE: Subject to all items of record. This deed is executed to transfer on half of interest of deceased.

NOTE: This property is not homestead for Grantors.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 9th day of December, 2016.


20161213000453530 1/7 \$40.00
Shelby Cnty Judge of Probate, AL
12/13/2016 09:25:42 AM FILED/CERT

GRANTOR



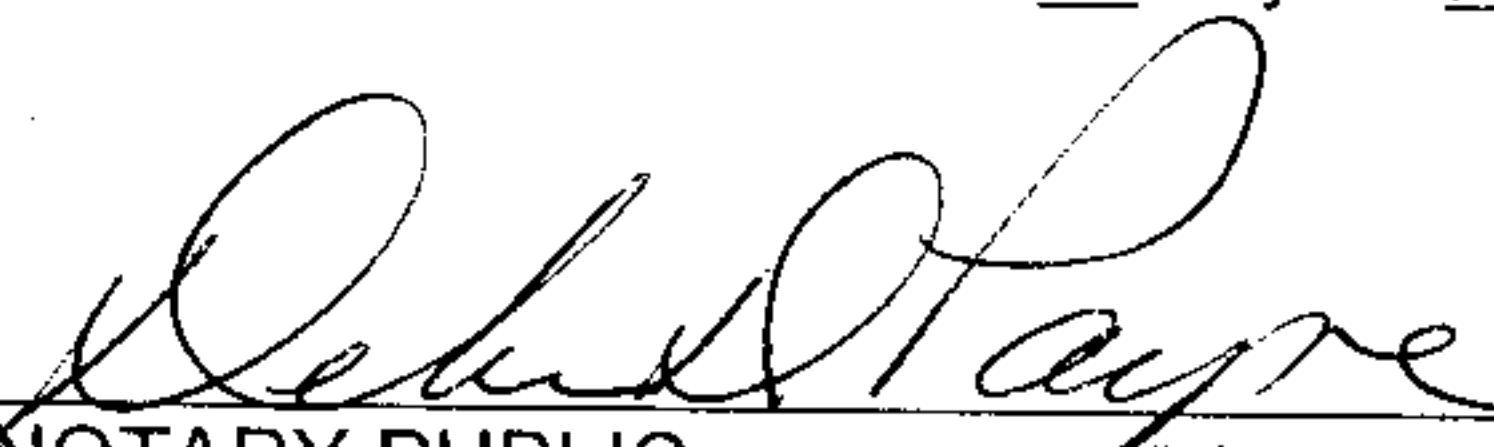
BEVERLY EDWARDS HEIR AT LAW OF WALT M. EDWARDS (DECEASED)

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **ACKNOWLEDGMENT**

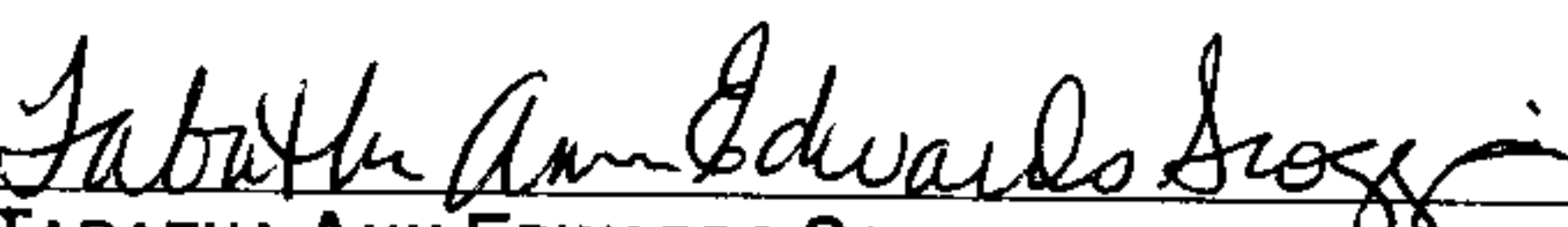
I, Debra D. Payne, a Notary Public for the State at Large, hereby certify that the above posted name, **BEVERLY EDWARDS**, which is signed to the foregoing Deed,

who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7th day of December, 2016.


NOTARY PUBLIC
My Commission Expires: DECEMBER 1, 2019

GRANTOR


TABATHA ANN EDWARDS SCOGGINS HEIR AT LAW
OF WALT M. EDWARDS (DECEASED)

STATE OF ALABAMA

COUNTY OF SHELBY

)
)
)
ACKNOWLEDGMENT

I, Glady Beasley a Notary Public for the State at Large, hereby certify that the above posted name, **TABATHA ANN SCOGGINS**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 10 day of Dec, 2016.


NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES JUNE 4, 2018



20161213000453530 2/7 \$40.00
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Commence at the Southwest corner of the East half of the Northwest quarter of the Northeast quarter of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama and run thence Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 497.63 feet to the point of beginning of the property being described; thence continue along last described course a distance of 168.05 feet to a point; thence turn a deflection angle of 95 deg. 25 min. 19 sec. right and run Easterly a distance of 482.83 feet to a point; thence turn a deflection angle of 88 deg. 04 min. 58 sec. right and run Southerly a distance of 182.19 feet to a point; thence turn a deflection angle of 90 deg. 02 min. 41 sec. right and run Westerly a distance of 233.97 feet to a point; thence turn a deflection angle of 90 deg. 00 min. 00 sec. right and run Northerly a distance of 30.24 feet to a point; thence turn a deflection angle of 90 deg. 00 min. 00 sec. left and run Westerly a distance of 238.84 feet to the point of beginning, containing 1.91 acres and marked on each corner with a steel pin or pipe.

Subject to a 30' wide roadway easement, along, contiguous and parallel with the westernmost line of this property. Subject further to existing easements, agreements, restrictions, rights-of-way, limitations, if any, of probated record or applicable law.



20161213000453530 3/7 \$40.00
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ALABAMA

CERTIFICATE OF DEATH

TYPE IN PERMANENT
BLACK INK. DO NOT
USE GREEN, RED, OR
BLUE INK.

County
File
Number —

State File Number **101**

1. DECEASED—NAME First Middle Last (Type last name all capitals) Walt Marshall EDWARDS			2. DATE OF DEATH (Month, Day, Year) September 19, 2007		3. COUNTY OF DEATH Shelby	
4. CITY, TOWN, OR LOCATION OF DEATH AND ZIP CODE Montevallo 35115			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) 100 Asberry Lane	
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 61 YRS.		12. UNDER 1 YEAR NO	
13. DATE OF BIRTH (Month, Day, Year) July 08, 1946			14. DECEASED'S SOCIAL SECURITY NUMBER [REDACTED]		15. EDUCATION (Specify ONLY highest grade completed below) Elementary or High School (0-12) ±2	
16. MARITAL STATUS (Specify Married, Never Married, Widowed, Divorced) Married			17. SURVIVING SPOUSE (If wife, give maiden name) Beverly Franklin		18. Was Decedent ever in Armed Forces (Specify Yes or No) Yes	
19. STATE OF BIRTH (If not in USA, name country) Alabama			20. RESIDENCE—STATE Alabama		21. COUNTY Shelby	
22. CITY, TOWN, OR LOCATION AND ZIP CODE Montevallo 35115			23. INSIDE CITY LIMITS (Specify Yes or No) No		24. STREET AND NUMBER 100 Asberry Lane	
25. INFORMANT—Name and Address Beverly F. Edwards 100 Asberry Lane, Montevallo, AL. 35115			26. USUAL OCCUPATION (Give kind of work done during most of working life even if retired) Postmaster		27. KIND OF BUSINESS OR INDUSTRY Federal Government	
28. FATHER—NAME First Middle Last Howard Clinton Edwards			29. MAIDEN NAME OF MOTHER—First Middle Last Ola Mae Lucas		30. DISPOSITION OF BODY (Specify Burial, Cremation, Medical Donation, Hospital Disposal, Other) Burial	
31. DATE OF DISPOSITION (Month, Day, Year) 09-21-2007			32. CEMETERY OR CREMATORY—Name Community Cemetery		33. LOCATION—(City or Town—State) Brierfield, Alabama	
34. FUNERAL HOME—Name and Address Rockco Funeral Home P.O. Box 647 Montevallo, AL. 35115			35. FUNERAL DIRECTOR—Signature <i>William E. Bursett</i>		36. DATE SIGNED BY FUNERAL DIRECTOR 09-27-2007	
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 "On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, place, and due to the cause(s) and manner stated." Signature: <i>CBaker</i>			38. DATE SIGNED (Month, Day, Year) 9/26/07		39. TIME AND DATE OF DEATH 2:49 PM 9/19/2007	
40. DATE AND TIME PRONOUNCED DEAD (For Coroner/M.E. use only)			41. NAME AND TITLE OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 46) Dr. Cynthia Baker		42. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 46) 2400 John Hawkins Parkway, Birmingham, AL. 35244	
43. CERTIFIER LICENSE NUMBER 21095			44. REGISTRAR—Signature <i>Shula Keller</i>		45. DATE FILED (Month, Day, Year) Oct 4, 2007	

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) → Lung cancer			APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	
a. DUE TO (OR AS A CONSEQUENCE OF):				
b. DUE TO (OR AS A CONSEQUENCE OF):				
c. DUE TO (OR AS A CONSEQUENCE OF):				
d. DUE TO (OR 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			50. AUTOPSY (Specify Yes or No) NO	
51. If yes, were findings considered in determining cause of death? (Specify Yes or No)			52. HOW INJURY OCCURRED (Enter nature of injury in Item 46, Part I or Item 47, Part II)	
53. DATE OF INJURY (Month, Day, Year)			54. HOUR OF INJURY N.	
55. INJURY AT WORK (Specify Yes or No)			56. PLACE OF INJURY—(Specify at home, farm, street, factory, office building, etc.)	
57. 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-HS 2/Rev. 11-83

20161213000453530 4/7 \$40 00
Shelby Cnty Judge of Probate, AL
12/13/2016 09:25:42 AM FILED/CERT

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

Shula Keller
Signature of Local Registrar

Oct 4, 2007
Date of Issue

SSN:

NAME OF DECEASED
Walt Edwards

NEWSPRINT

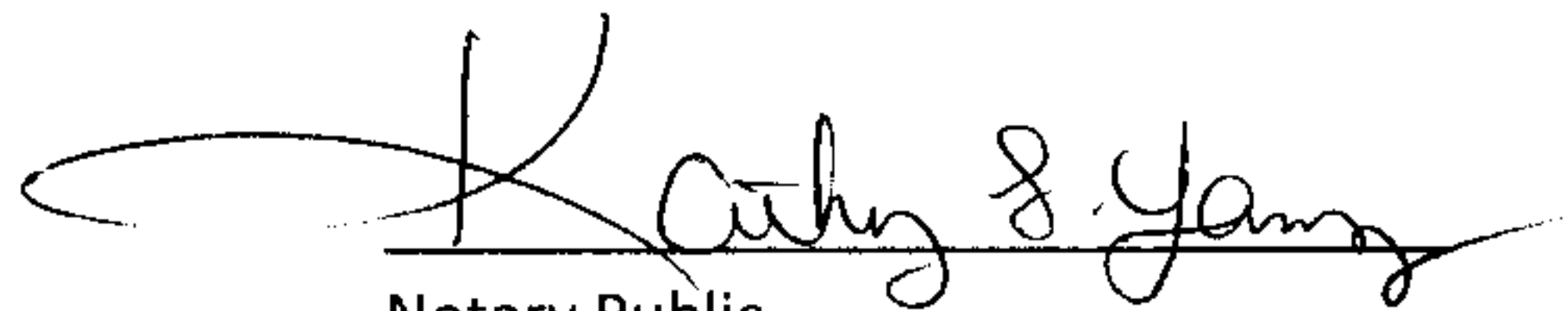
AFFIDAVIT

My name is Linda Fletcher am over the age of nineteen (19) years of age and reside at 412 Moreland Rd. Brierfield, Alabama 35035. I knew Walt M. Edwards, deceased for approximately 50 years

Walt M. Edwards died in September, 2007. He was survived by his wife Beverly Edwards and his his daughter Tabatha Ann Edwards Scoggins. There were no other next of kin and to my knowledge Walt died without a Will.


Affiant

Sworn to and subscribed before me on this the 1 day of December, 2016.


Notary Public
MCE:

My Commission Expires
11/18/2018
Kathy L. Yancy


20161213000453530 5/7 \$40.00
Shelby Cnty Judge of Probate, AL
12/13/2016 09:25:42 AM FILED/CERT

AFFIDAVIT

My name is Sue Fletcher Pickett. I am over the age of nineteen (19) years of age and reside at 181 Wilson Dr., Montevallo, Alabama 35115. I knew Walt M. Edwards, deceased for approximately 50 years

Walt M. Edwards died in September, 2007. He was survived by his wife Beverly Edwards and his his daughter Tabatha Ann Edwards Scoggins. There were no other next of kin and to my knowledge Walt died without a Will.

Sue Fletcher Pickett
Affiant

Sworn to and subscribed before me on this the 1 day of December,
2016.

Kathy L. Yancy
Notary Public
MCE:

My Commission Expires
11/18/2018
Kathy L. Yancy


20161213000453530 6/7 \$40.00
Shelby Cnty Judge of Probate, AL
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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 Beverly Edwards
Mailing Address Tabatha Scoggins
210 Glory Rd
Montevallo, 35115

Grantee's Name Henry Edwards
Mailing Address P.O. 297
Wilton AL 35187

Property Address 100 Ashbury Lane
Montevallo 35115

Date of Sale 12/9/16
Total Purchase Price \$ 6,000
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 12/13/16

Print Henry Edwards

Unattested

Sign Henry Edwards
(Grantor/Grantee/Owner/Agent) circle one

Verified by



20161213000453530 7/7 \$40.00
Shelby Cnty Judge of Probate, AL
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Form RT-1