

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

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Reba Jo Sink, deceased, in accordance with her will probated in Case No. PR-2015-000327 in the Probate Court of Shelby County, Alabama, the undersigned Richard L. Sink, 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 unto Richard L. Sink (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:


Commencing at the NE corner of the NE 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 3 West; thence run West along the North line of said 1/4-1/4 Section a distance of 1196.67 feet to a point; thence turn to the left 91 degrees 41 minutes 46 seconds and run South, parallel with the East line of said 1/4-1/4 Section 367.435 feet to point of beginning of the lot herein described; thence continue along last described route South, parallel with the East line of said 1/4-1/4 Section 296.985 feet to a point; thence turn to the left 88 degrees 16 minutes 19 seconds and run East, parallel with the South line of said 1/4-1/4 Section 296.985 feet; thence turn left and run North, parallel with the East line of said 1/4-1/4 Section 296.985 feet to a point; thence turn left and run west, parallel with the North line of said 1/4-1/4 Section 296.985 feet to the point of beginning. Said lot containing 2.00 acres, and lying in the N 1/2 of the NE 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 2 West, Shelby County, Alabama.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

10th day of January, 2017.

Richard L Sink
Richard L. Sink as personal representative


20170110000008960 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/10/2017 03:36:23 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard L. Sink, whose name as personal representative of the estate of Reba Jo Sink, 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 10th day of January, 2017.



William R. Justice
Notary Public

20170110000008960 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/10/2017 03:36:23 PM 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 Estate of Reba Jo Sink
Mailing Address 190 Lucas Lane
Maylene, AL 35114

Grantee's Name Richard L. Sink
Mailing Address 190 Lucas Lane
Maylene, AL 35114

Property Address 190 Lucas Lane
Maylene, AL 35114

Date of Sale 1/10/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 35,550

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 1/10/17

Print Richard L. Sink

☐ Unattested

Sign Richard L. Sink
(Grantor/Grantee/Owner/Agent) circle one

(verified hv)

20170110000008960 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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Form RT-1