

Prepared by:  
JUL ANN McLEOD, Esq.  
1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:  
Oxmoor Land, LLC

20170328000103840  
03/28/2017 01:21:30 PM  
DEEDS 1/4

STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$145,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **WILLIAM DENNIS SCHILLING, as Personal Representative of the ESTATE OF NANCY SCHILLING AKA NANCY BONNER SCHILLING, deceased, Probate Case No. 00210073, Jefferson County, Alabama** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **OXMOOR LAND, LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$145,000.00 of the above-recited purchase price was paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

Grantor makes no representation or warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor.

And Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it, but against none other.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 27<sup>th</sup> day of March, 2017.

*William Dennis Schilling*  
*as P.R. of Nancy Schilling Estate*

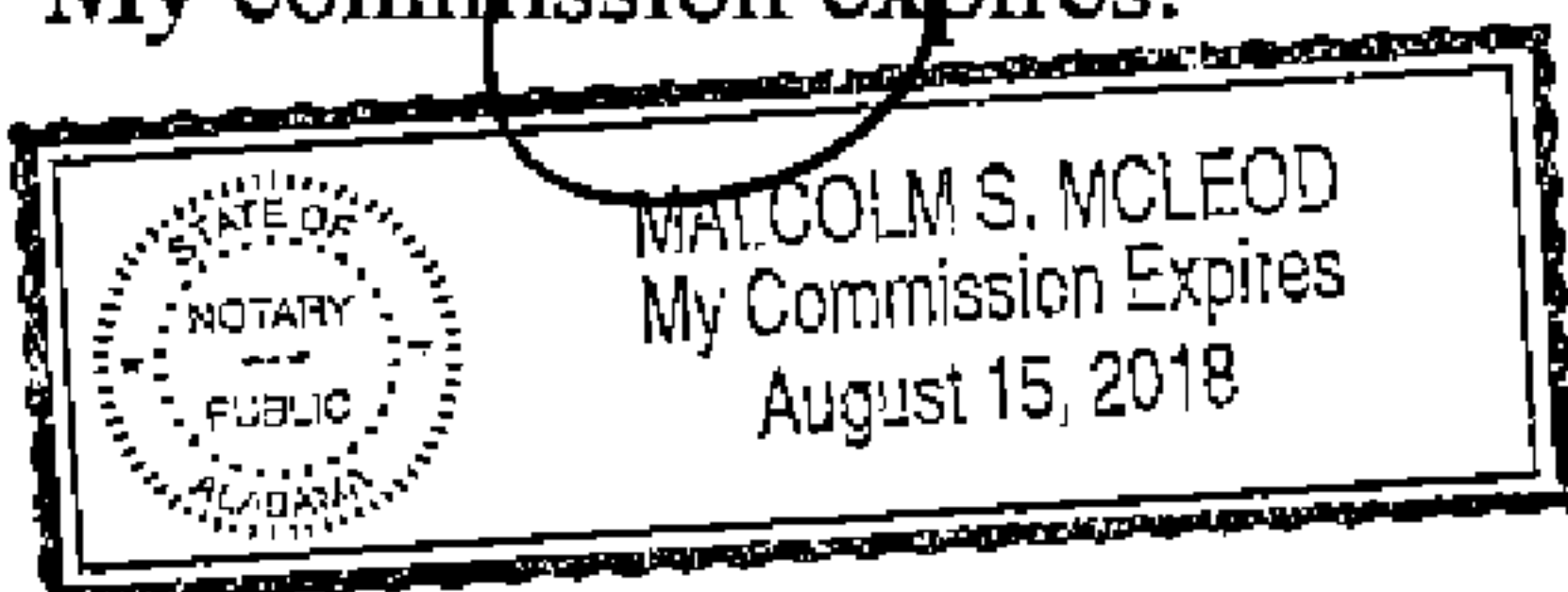
**WILLIAM DENNIS SCHILLING, as Personal  
Representative of the ESTATE OF NANCY SCHILLING AKA NANCY BONNER  
SCHILLING, deceased, Probate Case No. 00210073, Jefferson County, Alabama**

STATE OF ALABAMA                     )  
  )  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **WILLIAM DENNIS SCHILLING, as Personal Representative of the ESTATE OF NANCY SCHILLING AKA NANCY BONNER SCHILLING, deceased, Probate Case No. 00210073, Jefferson County, Alabama**, whose name 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 instrument, he, as said Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27 day of March, 2017.

NOTARY PUBLIC  
My commission expires:



**Exhibit A, Legal Description**

The SE 1/4 of the NE 1/4 of Section 33, Township 19 South, Range 1 West and the East 165 feet of the SW 1/4 of the NE 1/4 of Section 33, Township 19 South, Range 1 West, lying in Shelby County, Alabama being more particularly described as follows:

Beginning at a rockpile found at the Northwest corner of the SE 1/4 of the NE 1/4 of said Section 33, also being the Southwest corner of Lot 305 of Yellowleaf Estates 3rd Sector, thence North 88 degrees 15 minutes 43 seconds East for 268.75 feet to a rebar found on the west side of Pin Oak Drive; thence North 88 degrees 29 minutes 21 seconds East for 60.21 feet to an iron pin found on the East side of Pin Oak Drive; thence North 88 degrees 06 minutes 18 seconds East for 181.28 feet to a capped iron pin found at the southeast corner of Lot 306 of Yellowleaf Estates 3rd Sector; thence North 88 degrees 14 minutes 14 seconds East for 129.92 feet to a capped iron found at the Southeast corner of Lot 218 of Yellowleaf Estates 2nd Sector; thence North 88 degrees 11 minutes 35 seconds East for 192.68 feet to a capped iron found at the Southeast corner of Lot 217 of Yellowleaf Estates 2nd Sector; thence North 88 degrees 11 minutes 55 seconds East for 271.81 feet to a capped iron found at the Southwest corner of Lot 205A of the Resurvey of Lots 204-206 Yellowleaf Ridge Estates 2nd Sector; thence North 86 degrees 48 minutes 47 seconds East for 253.38 feet to a capped iron found; thence South 05 degrees 49 minutes 19 seconds West for 290.56 feet to a capped iron found at the Northwest corner of Lot 202 of Yellowleaf Estates 2nd Sector; thence South 02 degrees 14 minutes 56 seconds East for 152.40 feet to a capped iron found at the Northwest corner of Lot 201 Yellowleaf Estates 2nd Sector; thence South 02 degrees 11 minutes 42 seconds West for 145.95 feet to a capped iron found at the Northwest corner of Lot 29 of Yellowleaf Ridge Estates; thence South 02 degrees 20 minutes 11 seconds West for 133.68 feet to a capped iron found at the Northwest corner of Lot 30 of Yellowleaf Estates; thence South 02 degrees 09 minutes 03 seconds West for 115.64 feet to a capped iron found at the Northwest corner of Lot 31 of Yellowleaf Ridge Estates; thence South 08 degrees 48 minutes 25 seconds West for 85.95 feet to a 3/4 inch pinchtap pipe found; thence South 00 degrees 46 minutes 49 seconds West for 389.86 feet to a 3/4 inch pinchtap pipe found; thence North 88 degrees 43 minutes 44 seconds West for 415.72 feet to a 1/2 inch rebar found; thence North 87 degrees 39 minutes 29 West for 249.35 feet to a 1/2 inch rebar found; thence North 88 degrees 22 minutes 18 seconds West for 405.11 feet to a 5/8 inch rebar found; thence South 89 degrees 47 minutes 04 seconds West for 298.51 feet to a tall pipe found; thence North 89 degrees 55 minutes 15 seconds West for 165.01 feet to an iron pin set; thence North 03 degrees 44 minutes 05 East for 1234.65 feet to an iron pin set on the South line of Lot 518 Yellowleaf Ridge Estates 5th Sector; thence North 89 degrees 47 minutes 54 East along the South line of said Lot 518 for 165.00 feet to the POINT OF BEGINNING.

# 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 NANCY SCHILLING  
AKA and NANCY BONNER  
SCHILLING

Grantee's Name OXMOOR LAND, LLC

Mailing Address PIN OAK LANE  
CHELSEA, AL 35043

Mailing Address 4510 COUNTY ROAD 92  
GRAHAM, AL 36263

Property Address PIN OAK LANE  
CHELSEA, AL 35043

Date of Sale March 27, 2017

Total Purchase Price \$145,000.00

or  
Actual Value \$ \_\_\_\_\_

20170328000103840 03/28/2017 01:21:30 PM DEEDS 4/4 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 March 27, 2017

Print Malcolm S. McLeod

☐ Unattested

Jandia D. L. L. L.  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires

March 31st, 2018



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/28/2017 01:21:30 PM  
\$169.00 CHERRY  
20170328000103840

J. Fuhrmeister