

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

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

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**


20171019000380010 1/3 \$110.00
Shelby Cnty Judge of Probate. AL
10/19/2017 09:04:00 AM FILED/CERT

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Bobbie Jean Waldrop, a widow (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Teres Waldrop Ray (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 9, Township 21 South, Range 1 East; thence run South along the West line of said Quarter Quarter for 58.18 feet to the Southerly R/W of Shelby County Hwy. 25 and the Point of Beginning; thence continue last described course for 590.28 feet to the Northerly R/W of Southern Railway; thence 93 deg. 50 min. 40 sec. left run along said R/W for 382.63 feet; thence 86 deg 06 min 52 sec. left run 155.58 feet; thence 90 deg. 00 min. left run 115.71 feet; thence 90 deg. 00 min. right run 192.88 feet; thence 88 deg. 16 min. 06 sec. left run 58.44 feet; thence 88 deg. 15 min. 34 sec. right run 208.00 feet to the Southerly R/W of said Hwy. 25; thence 88 deg. 15 min. 20 sec. left run 208.00 feet to the Point of Beginning. Containing 3.67 Acres more or less.

Less and except the portion of the above described property previously conveyed to Grantee by deed recorded as Instrument # 20090622000238990 in the Probate Office of Shelby County, Alabama.

Grantor is the surviving grantee named in the deed recorded in Real Book 113, page 716, in the Probate Office of Shelby County, Alabama; the other grantee, Vernon L. Waldrop died on August 13, 2016.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns

forever, against the lawful claims of all persons.

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

26th day of August, 2016.

Bobbie Jean Waldrop
Bobbie Jean Waldrop

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobbie Jean Waldrop, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August, 2016.



William R. Justice
Notary Public



20171019000380010 2/3 \$110.00
Shelby Cnty Judge of Probate, AL
10/19/2017 09:04:00 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 Bobbie Jean Waldrop
Mailing Address 26766 Hwy 25
Wilsonville, AL 35186

Grantee's Name Teresa Waldrop Ray
Mailing Address P.O. Box 1842
Columbiana, AL 35051

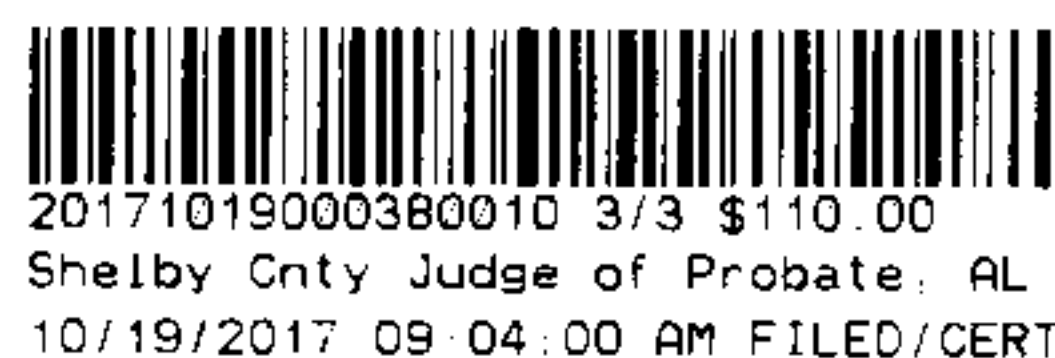
Property Address 26766 Hwy 25
Wilsonville, AL 35186

Date of Sale 8-26-16
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 88,900

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 8-26-16

Print Bobbie Jean Waldrop

☐ Unattested

Sign Bobbie Jean Waldrop

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1