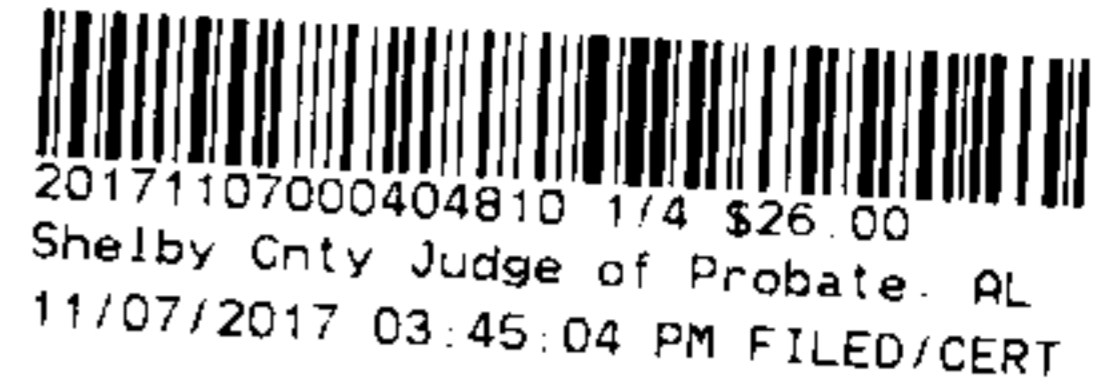


This instrument was prepared without benefit of title evidence by:

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 Wilma Dyer Albright, deceased, in accordance with her will probated in Case No. PR-2017-000104 in the Probate Court of Shelby County, Alabama, the undersigned R. Gary Albright and Royce W. Albright, personal representatives of said estate (herein referred to as GRANTOR, whether one or more) pursuant to the provisions in said will do grant, bargain, sell and convey unto R. Gary Albright, Royce W. Albright, and Connie Sue Strickland equally as tenants in common (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

BEGIN at the SW Corner of the SE 1/4 of the NW 1/4 of Section 35, Township 18 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 89°42' 32" E, a distance of 1235.00 feet; thence N 00° 01' 21" W, a distance of 505.09 feet to the approximate centerline of Glade Branch, all further calls will be along said centerline until otherwise noted; thence N 62° 20' 25" E, a distance of 365.07 feet; thence N 83° 41' 12" E, a distance of 215.75 feet; thence N 49° 39' 07" E, a distance of 502.84 feet; thence S 88° 09' 19" E and leaving said centerline of Glade Branch, a distance of 70.17 feet; thence N 11° 00' 41" E, a distance of 405.40 feet to the approximate centerline of Glade Branch; thence N 12° 00' 41" E and along said centerline, a distance of 459.67 feet to the Westerly R.O.W. line of U.S. Highway 231, 80-foot R.O.W., said point being the beginning of a non-tangent curve to the right, having a radius of 2750.00 feet, a central angle of 01° 04' 45", and subtended by a chord which bears N 08° 10' 16" W, and a chord distance of 51.80 feet; thence, leaving said centerline of Glade Branch and along the arc of said curve and said R.O.W. line, a distance of 51.80 feet; thence S 89° 02' 57" W, a distance of 1112.07 feet; thence S 01° 00' 22" E, a distance of 156.72 feet; thence N 88° 51' 40" W, a distance of 658.76 feet; thence N 01° 09' 45" W, a distance of 963.30 feet; thence N 88° 51' 40" W, a distance of 661.39 feet to the NW Corner of the NE 1/4 of the NW 1/4 of above said Section 35; thence S 01° 11' 24" E, a distance of 2741.45 feet to the POINT OF BEGINNING.

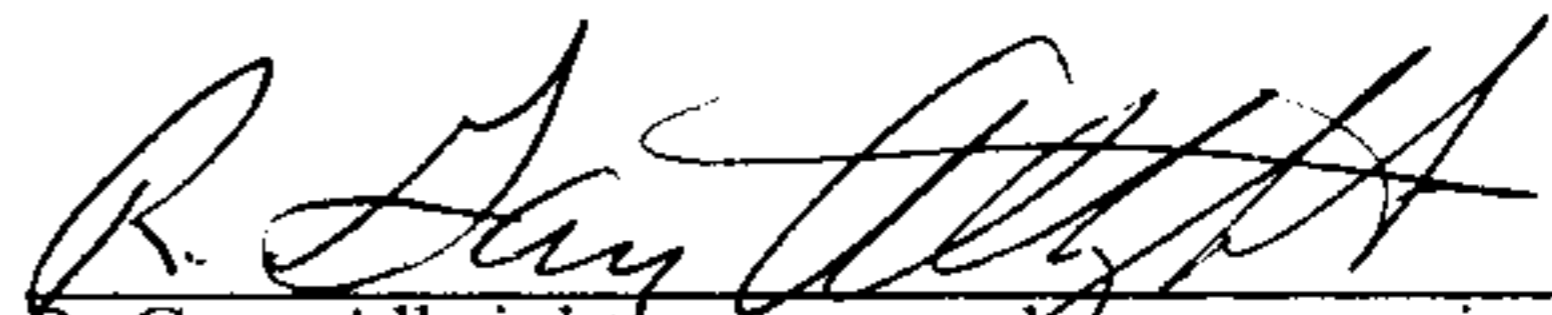
Said Parcel containing 93.44 acres, more or less.

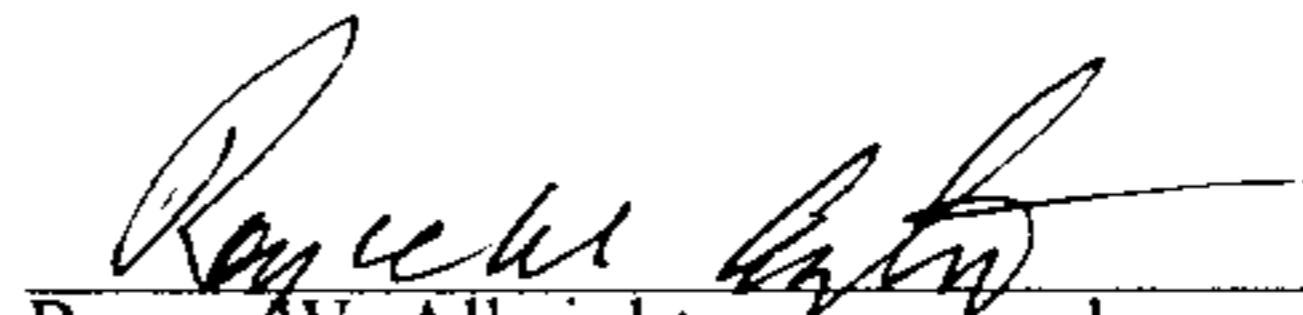
ALSO AND INCLUDING a 12-foot wide Ingress/Egress Easement, lying 6 feet either side of and parallel to the following described centerline:

Commence at the SW Corner of the SE 1/4 of the NW 1/4 of Section 35, Township 18 South, Range 2 East, Shelby County, Alabama; thence N 89° 42' 32" E, a distance of 1235.00 feet; thence N 00° 01' 21" W, a distance of 505.09 feet to the approximate centerline of Glade Branch, all further calls will be along said centerline until otherwise noted; thence N 62° 20' 25" E, a distance of 365.07 feet; thence N 83° 41' 12" E, a distance of 215.75 feet; thence N 49° 39' 07" E, a distance of 502.84 feet; thence S 88° 09' 19" E and leaving said centerline of Glade Branch, a distance of 70.17 feet; thence N 11° 00' 41" E, a distance of 353.58 feet to the approximate centerline of Glade Branch and the POINT OF BEGINNING OF SAID CENTERLINE; thence N 83° 46' 56" E and leaving said Glade Branch, a distance of 121.27 feet; thence N 79° 58' 12" E, a distance of 77.49 feet; thence N 75° 35' 23" E, a distance of 15.12 feet to the Westerly R.O.W. line of U.S. Highway 231, 100-foot R.O.W., and the POINT OF ENDING OF SAID CENTERLINE.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 30<sup>th</sup> day of October, 2017.

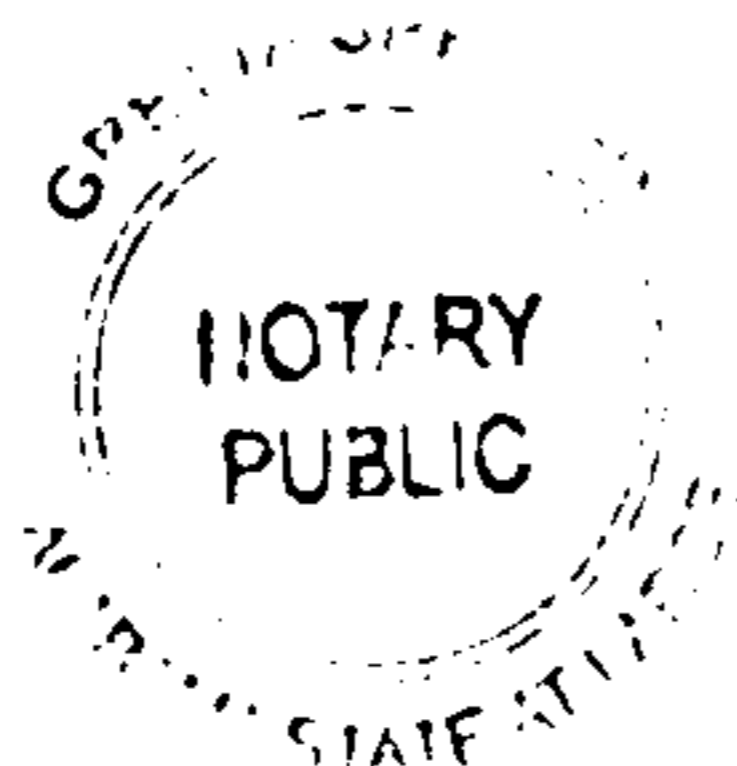
  
R. Gary Albright as personal representative

  
Royce W. Albright as personal representative

STATE OF ALABAMA  
COUNTY OF COOSA


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. Gary Albright, whose name as personal representative of the estate of Wilma Dyer Albright, 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 30<sup>th</sup> day of October, 2017.



  
Notary Public

MY COMMISSION EXPIRES:  
MARCH 1, 2021

  
20171107000404810 2/4 \$26.00  
Shelby Cnty Judge of Probate. AL  
11/07/2017 03:45:04 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF Coosa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Royce W. Albright, whose name as personal representative of the estate of Wilma Dyer Albright, 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 30<sup>th</sup> day of October, 2017.



Gretta Spencer  
Notary Public

MY COMMISSION EXPIRES:  
MARCH 1, 2021

20171107000404810 3/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
11/07/2017 03:45:04 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 Wilma Dyer Albright Estate
Mailing Address 959 Hwy 231
Vincent, AL 35178

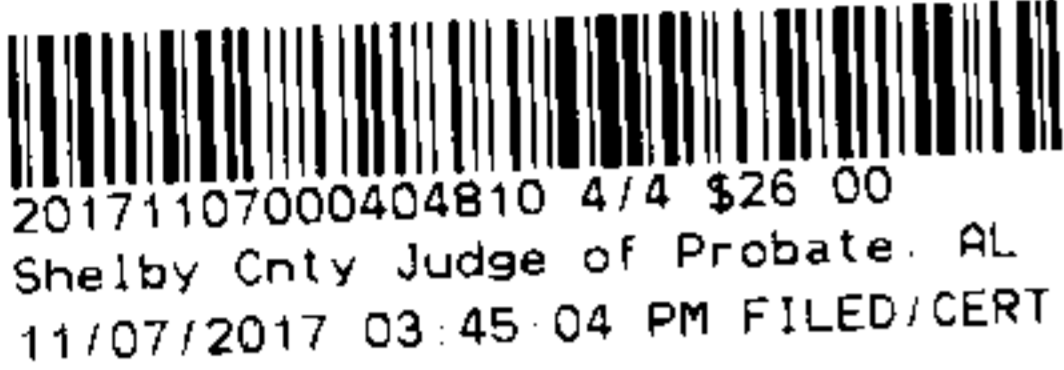
Grantee's Name R. Gary Albright, Royce W.
Mailing Address Albright, & Connie Sue Strickland
959 Hwy 231
Vincent, AL 35178

Property Address Albright Lane
Vincent, AL

Date of Sale 10/30/17
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$490,090.00



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 10/30/17

Print William R. Justice

Unattested (verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one