

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) William Ronald Wardlow
(Address) 979 Mission Hills Rd.
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Thousand and No/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, William Ronald Wardlow, individually and as Personal Representative of the Estate of James William Wardlow, deceased, Shelby County, Alabama Probate Court Case No. PR-2017-000245 (herein referred to as grantor) does grant, bargain, sell and convey unto

William Ronald Wardlow

(herein referred to as **GRANTEE**, whether one or more) the following described real estate, situated in Shelby County, Alabama to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

None of the herein conveyed property constitutes any of the homestead property of William Ronald Wardlow.
Subject to easements, restrictions and rights of way, reservations, limitations, covenants and conditions of record.
Subject to applicable zoning and sub-division regulations.
Subject to mineral and mining rights, if any.

Myrtle F. Wardlow died on April 2, 2012 and at the time of her death was married to James William Wardlow who died on January 11, 2017. Myrtle F. Wardlow and James William Wardlow's sole surviving heir at law at the time of their respective deaths was William Ronald Wardlow, a.k.a. William R. Wardlow, the sole surviving grantee in that certain deed from Peggy Joyce Williams, William Earl Maynard, Jeffie Nell Brantley and Sara Elizabeth Vick to Myrtle F. Wardlow and William R. Wardlow, executed on the 23rd day of December, 1990, and recorded in Book 326 at Page 100 in the Office of the Probate Judge of Shelby County, Alabama.

Myrtle F. Wardlow died leaving her husband, James William Wardlow and son, William Ronald Wardlow, the grantee herein, as her sole heirs at law.

This Deed prepared without benefit of title abstract or examination at grantor's and grantee's request.
This Deed prepared without benefit of survey at grantor's and grantee's request.

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, hers or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 12th day of February, 2018.

WITNESS

William Ronald Wardlow (Seal) _____ (Seal)
William Ronald Wardlow, individually and
as Personal Representative of the Estate
of James William Wardlow, Shelby County, Alabama, Probate Court
Case No. PR-2017-000245

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that William Ronald Wardlow, individually and as Personal Representative of the Estate of James William Wardlow, deceased, Shelby County, Alabama, Probate Case No. PR-2017-000245, 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 and with full authority he


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Shelby Cnty Judge of Probate, AL
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executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 12th day of February, 2018.



Notary Public

July 7, 2021

My Commission Expires:



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EXHIBIT "A"

Begin at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 21, Range 3 West, run thence North 466.69 feet, run thence West 466.69 feet, run thence South 466.69 feet, more or less, to County Road, run thence East along County Road 466.69 feet, more or less to quarter section line, run thence North 70 feet, more or less to point of beginning. SUBJECT TO RIGHT OF WAY.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West, more particularly described as follows: Commence at the Southeast corner of the above described NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and in a westerly direction along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ run a distance of 257.30 feet to the point of beginning, thence turn an angle of 90 deg. to the right for a distance of 86.4 feet, thence turn an angle of 85 deg. 38 min. to the left for a distance of 210 feet, thence turn an angle of 94 deg. 22 min. to the left for a distance of 210 feet, thence turn an angle of 85 deg. 38 min. to the left for a distance of 210 feet; thence turn an angle of 94 deg. 22 min. to the left for a distance of 123.6 feet to the point of beginning. Situated in Shelby County, Alabama.


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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 The Estate of James William Wardlow Grantee's Name William Ronald Wardlow
Mailing Address 2 Oswood Circle Mailing Address 979 Mission Hills Rd.
Pelham, AL 35724 Alabaster, AL 35007

Property Address 979 Mission Hills Rd. Date of Sale 2-12-18
Alabaster, AL 35007 Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 49,420.00
1/2 tax assessor's 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 2-12-18

Print William Ronald Wardlow

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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