

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.

James William Wardlow was the sole surviving grantee of that certain deed from Charlotte Faye Burnett and Marvin Burnett to James William Wardlow and Myrtle F. Wardlow, executed on the 22nd day of July, 1971 and recorded in Book 269, Page 162, in the Office of the Probate Judge of Shelby County, Alabama, Myrtle F. Wardlow having died on April 2, 2012.

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, Laurre 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 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.


20180212000045690 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
02/12/2018 02:33:39 PM FILED/CERT

Sam A. W. [Signature]

Notary Public

July 7, 2021

My Commission Expires:

20180212000045690 2/4 \$25.00
Shelby Cnty Judge of Probate: AL
02/12/2018 02:33:39 PM FILED/CERT

"EXHIBIT A"

Commence at the Southwest corner of Section 18, Township 20 South, Range 2 West; run thence in a Northerly direction along the West line of said section for a distance of 1100.24 feet; thence turn an angle to the right of 89 degrees 30 minutes 30 seconds and in an Easterly direction for a distance of 193.84 feet to the point of beginning; from point of beginning thus obtained thence continue along last described course for a distance of 170 feet; thence turn an angle to the left of 86 degrees 37 minutes and in a Northerly direction for a distance of 175.47 feet; thence turn an angle to the left of 84 degrees 58 minutes (said angle being measured from last described course to the chord of the preceding course, said course being situated on a curve having a central angle of 10 degrees 04 minutes and a radius of 351.63 feet); thence run along the arc of said curve for a distance 61.78 feet to the end of said curve; thence along the tangent, if extended, to said curve in a Westerly direction for a distance of 35.55 feet to the point of beginning of a curve to the left (said curve having a central angle of 33 degrees 33 minutes 30 seconds and a radius of 25.0 feet); thence along the arc of said curve for a distance of 14.64 feet to a point of reverse curve (preceding curve having a central angle of 34 degrees 40 minutes 15 seconds and a radius of 35 feet); thence along the arc of said curve for a distance of 21.18 feet; thence turn an angle to the left of 72 degrees 39 minutes 52 1/2 seconds (said angle being measured from chord of last described course to the preceding course) and run in a Southwesterly direction for a distance of 196.94 feet to the point of beginning.



20180212000045690 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
02/12/2018 02:33:39 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 The Estate of James William Wardlow Grantee's Name William Ronald Wardlow
Mailing Address 2 Dogwood Circle Mailing Address 979 Mission Hills Rd.
Pelham, AL 35724 Alabaster, AL
35007

Property Address 2 Dogwood Circle Date of Sale 2-12-18
Pelham, AL 35724 Total Purchase Price \$130,900.00
or
Actual Value \$
or
Assessor's Market Value \$130,900.00

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 2-12-18

Print William Ronald Wardlow

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

