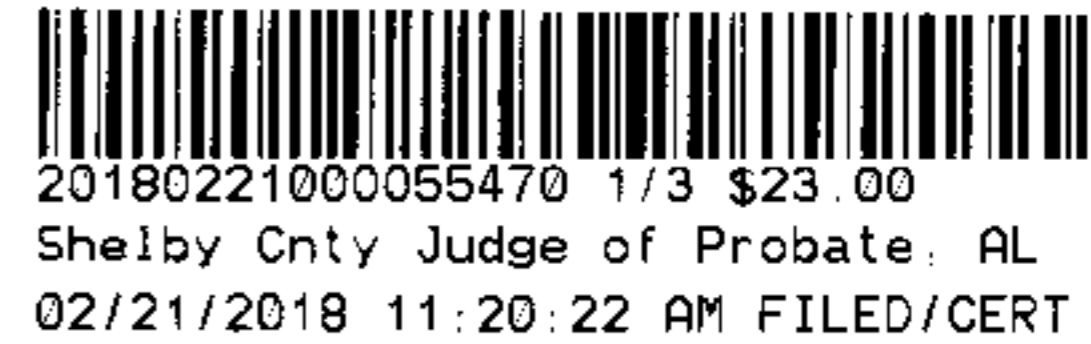


This instrument was prepared without benefit of title evidence or survey by:

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



## **STATUTORY WARRANTY DEED**

### **STATE OF ALABAMA**

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

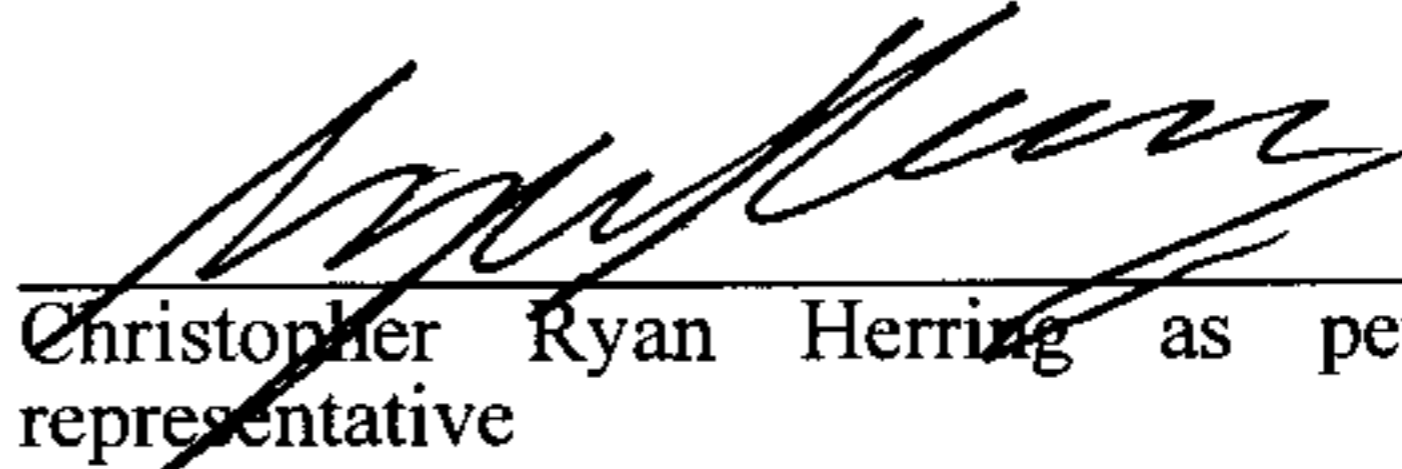
That in consideration of the distribution of the estate of Spencer A. Baxley, deceased, in accordance with his will probated in Case No. PR-2017-000470 in the Probate Court of Shelby County, Alabama, the undersigned Christopher Ryan Herring, personal representative of said estate (herein referred to as GRANTOR) pursuant to the provisions in said will grant, bargain, sell and convey unto Christopher Ryan Herring, Curry Herring, and Lyndsey Williams, in equal shares 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:

Part of the West 1/2 of the SW 1/4 of Section 14, Township 22 South, Range 1 East, Huntsville Principal Meridian, lying North of Shelby County Hwy. No. 42, described as: Begin at the Northwest corner of the West 1/2 of the SW 1/4 of Section 14, Township 22 South, Range 1 East, thence run East along the North line of the West 1/2 of the SW 1/4 a distance of 1327.56 feet to the Northeast corner; thence turn an angle of 89 deg. 52 min. 47 sec. to the right and run South along the East line of the W 1/2 of the SW 1/4 of said Section 14 a distance of 1539.31 feet to a point on the North right of way line of Shelby County Highway No. 42; thence turn an angle of 110 deg. 56 min. 57 sec. to the right to the tangent of a R/W curve, and run along said R/W curve (whose Delta Angle is 9 deg. 19 min. 26 sec. to the left, Radius Distance is 1185.96 feet, Tangent Distance is 96.71 feet, Length of Curve is 192.99 feet) to the point of tangent; thence continue along said R/W a distance of 425.60 feet to the P. C. of a R/W curve; thence turn an angle of 1 deg. 18 min. 52 sec. to the left, to the chord of a R/W curve (whose Radius Distance is 6,738.59 feet), and run a chord distance of 381.29 feet, to the South line of the NW 1/4 of the SW 1/4 of said Section 14; thence turn an angle of 169 deg. 38 min. 59 sec. to the right and run East along the South line of said 1/4-1/4 section a distance of 69.92 feet; thence turn an angle of 90 deg. 05 min. 52 sec. to the left and run a distance of 417.40 feet; thence turn an angle of 89 deg. 54 min. 08 sec. to the left and run a distance of 417.40 feet to the West line of W 1/2 of the SW 1/4 of said Section 14; thence turn an angle of 89 deg. 54 min. 03 sec. to the Right and run North along the West line of said Section 14 a distance of 916.78 feet to the point of beginning. Situated in the W 1/2 of the SW 1/4 of Section 14, Township 22 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama.

According to the survey of Frank W. Wheeler, Land Surveyor #3385, dated February 21, 1984.

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 19 day of February, 2018.

  
Christopher Ryan Herring as personal representative

STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Ryan Herring, whose name as personal representative of the estate of Spencer A. Baxley, 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 19<sup>th</sup> day of February, 2018.

  
Notary Public

My commission expires: 09-09-19



  
20180221000055470 2/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
02/21/2018 11:20:22 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 Estate of Spencer A. Baxby
Mailing Address 15425 Hwy 42
Shelby, AL 35143

Grantee's Name Christopher Ryan Herring, Cyscy
Mailing Address Herring, Lyndsey Williams
PO Box 496
Panama City, FL 32402

Property Address 15425 Hwy 42
Shelby, AL

Date of Sale 2-19-18
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$157,110.00



20180221000055470 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
02/21/2018 11:20:22 AM FILED/CERT

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 2-19-18

Print Christopher Ryan Herring

Unattested
(verified by)

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