

direction, parallel with said Sterrett Street a distance of 169 feet to the point of beginning. Being a part of the SE ¼ of SE ¼, Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

Street address: 107 Gum Street, Columbiana, Alabama

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD said property unto the said Dale Breckenridge, his successors and assigns in fee simple forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the ____ day of _____, 2018, at Shelby County, Alabama.

Estate of Joyce P. Breckenridge, deceased

Ginger Gale Breckenridge

Ginger Gale Breckenridge
Personal Representative of the
Estate of Joyce P. Breckenridge, deceased

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ginger Gale Breckenridge, whose name is signed to the foregoing deed as Personal Representative of the Estate of Joyce P. Breckenridge, deceased, and who is known to me, acknowledged before me on this day that, being informed of the contents of the deed, executed the same voluntarily, pursuant to the authority and direction of the Probate Court of Shelby County, Alabama, on the day the same bears date.

Given under my hand and official seal, this the 2ND day of April, 2018.

Judrey Allison

Notary Public

My Commission Expires: 8-21-21



20180405000114220 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/05/2018 04:08:59 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 ESTATE OF JOYCE &
Mailing Address JANES BREECKRIDGE

Grantee's Name DAVE BREECKRIDGE
Mailing Address 5068 STRATFORD RD
BERNARDSON, AL
35042

Property Address 10707 STREET
COWBOWNA, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market 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 LEASE PURCHASE

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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 4-5-18

Print JUDSEY ALISON

Sign Judsey JC
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20180405000114220 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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Form RT-1