

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,

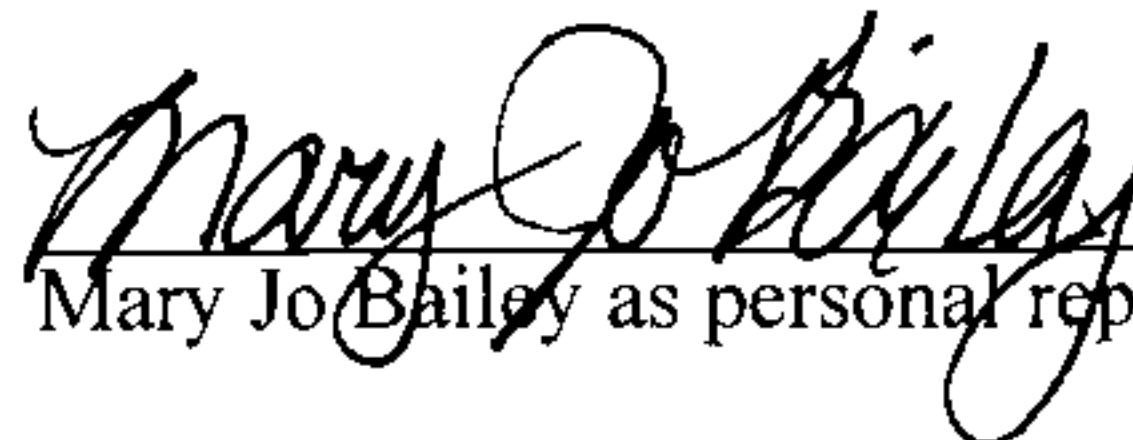
That in consideration of the distribution of the estate of Kenneth B. Bailey, Sr., deceased, in accordance with his will probated in Case No. PR-2017-000048 in the Probate Court of Shelby County, Alabama, the undersigned Mary Jo Bailey, personal representative of said estate (herein referred to as GRANTOR) pursuant to the provisions in said will, does grant, bargain, sell and convey unto Mary Jo Bailey (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

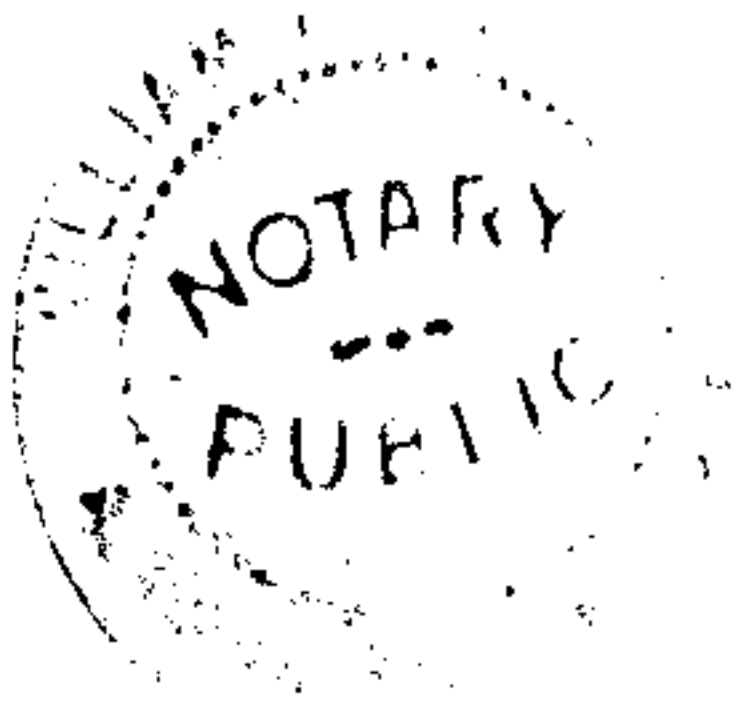
5th day of April, 2018.


Mary Jo Bailey 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 Mary Jo Bailey, whose name as personal representative of the estate of Kenneth B. Bailey, Sr., 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, she as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 2018.




Notary Public

My commission expires: 9-11-19




20180406000116310 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/06/2018 03:47:05 PM FILED/CERT

EXHIBIT A

Tract No. 2

That part of the south 150.00 feet of the North-East quarter of the North-East quarter of Section 17, Township 20 South, Range 1 East that lies east of the east right-of-way of County Road 55, ALSO that part of the North-West quarter of the South-East quarter of the North-East quarter of said Section 17 that lies east and northeast of the east right-of-way of said County Road 55 except that part conveyed by Leonard B. Bailey and wife, Francis Bailey, to Wayne Archer and wife, Rebecca Archer, by deed dated February 11, 1966.

Less & Except the property conveyed by deed recorded as Instrument # 20140804000240660 in the Probate Office of Shelby County, Alabama.

A handwritten signature in black ink, appearing to be 'MB' followed by a long horizontal stroke.A standard 1D barcode.

20180406000116310 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/06/2018 03:47:05 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 Kenneth B. Bailey, Jr.
Mailing Address PO Box 288
Shelby, AL 35143

Grantee's Name Mary Jo Bailey
Mailing Address PO Box 288
Shelby, AL 35143

Property Address Hwy 55 Westover

Date of Sale 4/5/18
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 63,880

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 4/5/18

X Print MARY JO BAILEY

X Sign Mary Jo Bailey

(Grantor/Grantee/Owner/Agent) circle one

Unattested

ified by)



20180406000116310 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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Form RT-1