



20181102000389970 1/4 \$92.00
 Shelby Cnty Judge of Probate, AL
 11/02/2018 01:15:10 PM FILED/CERT

This Instrument was prepared by:
 Gregory D. Harrelson, Esq
 Harrelson Law Firm, LLC
 101 Riverchase Pkwy East
 Hoover, AL 35244

Send Tax Notice To:
 Vanda L. Speegle
 572 Merry Hill Road
 Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA)
)
 COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY FIVE THOUSAND and 00/100 Dollars (\$65,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Johnnie L. Edmonds, a/k/a Johnny L. Edmonds, a single individual and Johnnie L. Edmonds, a/k/a Johnny L. Edmonds, as Executor of the Estate of Joyce D. Edmonds, a/k/a Joyce Dunbar Edmonds, deceased, Case No. 18BHM00939 in the Probate Court of Jefferson County, Alabama (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Vanda L. Speegle, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners; (4) Current Zoning and Use Restrictions.

\$0.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And the Grantor does for itself and for its heirs, executors and administrators covenant with the said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

Shelby County, AL 11/02/2018
 State of Alabama
 Deed Tax: \$65.00

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 26th day of October, 2018.



20181102000389970 2/4 \$92.00
Shelby Cnty Judge of Probate, AL
11/02/2018 01:15:10 PM FILED/CERT

Johnnie L. Edmonds

Johnnie L. Edmonds a/k/a Johnny L. Edmonds
As Executor of the Estate of Joyce D. Edmonds
a/k/a Joyce Dunbar Edmonds

Johnnie L. Edmonds

Johnnie L. Edmonds a/k/a Johnny L. Edmonds

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Johnnie L. Edmonds a/k/a Johnny L. Edmonds, whose name as Executor of the Estate of Joyce D. Edmonds a/k/a Joyce Dunbar Edmonds, 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 Executor and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand, this 26th day of October, 2018.

[Signature]

NOTARY PUBLIC

My Commission Expires: 08/25/2019

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Johnnie L. Edmonds a/k/a Johnny L. Edmonds, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 26th day of October, 2018.

[Signature]

NOTARY PUBLIC

My Commission Expires: 08/25/2019

EXHIBIT "A"

Legal Description:

Commence at a 1" pipe in place being the Northwest corner of the Northeast one-fourth of the Southwest one-fourth of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 89° 08' 01" East along the North boundary of said quarter-quarter section for a distance of 334.45 feet to 1" pipe in place; thence proceed South 00° 24' 07" West for a distance of 1301.43 feet to a 1" pipe in place, said point being located on the South boundary of said quarter-quarter section; proceed South 88° 54' 10" West along the South boundary of said quarter-quarter section for a distance of 334.25 feet to a 1" pipe in place, said point being the Southwest corner of said quarter-quarter section; thence proceed North 00° 23' 19" East along the West boundary of said quarter-quarter section for a distance of 1312.89 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama



20181102000389970 3/4 \$92.00
Shelby Cnty Judge of Probate, AL
11/02/2018 01:15:10 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 Dunbar Edmonds
Mailing Address 3014 Panorama Brook Circle
Vestavia, AL 35216

Grantee's Name Vanda L. Speegle
Mailing Address PO Box 47
Stemett, AL 35147

Property Address See Legal Description
on Deed

Date of Sale 10-26-18
Total Purchase Price \$ 65,000

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

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 10-26-18

Print Gregory D. Harrelson

☐ Unattested
(verified by) _____

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



20181102000389970 4/4 \$92.00
Shelby Cnty Judge of Probate, AL
11/02/2018 01:15:10 PM FILED/CERT

Form RT-1