

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 Thirty-six Thousand and no/100 Dollars (\$36,000.00) and the distribution of the estate of William S. Beavers, deceased, in accordance with his will probated in Case No. S-2015-332 in the Probate Court of St. Clair County, Alabama, the undersigned Donna Beavers, personal representative of said estate pursuant to the power given to her in said will, and Kellanee B. Lawley, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Donna D. Beavers (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

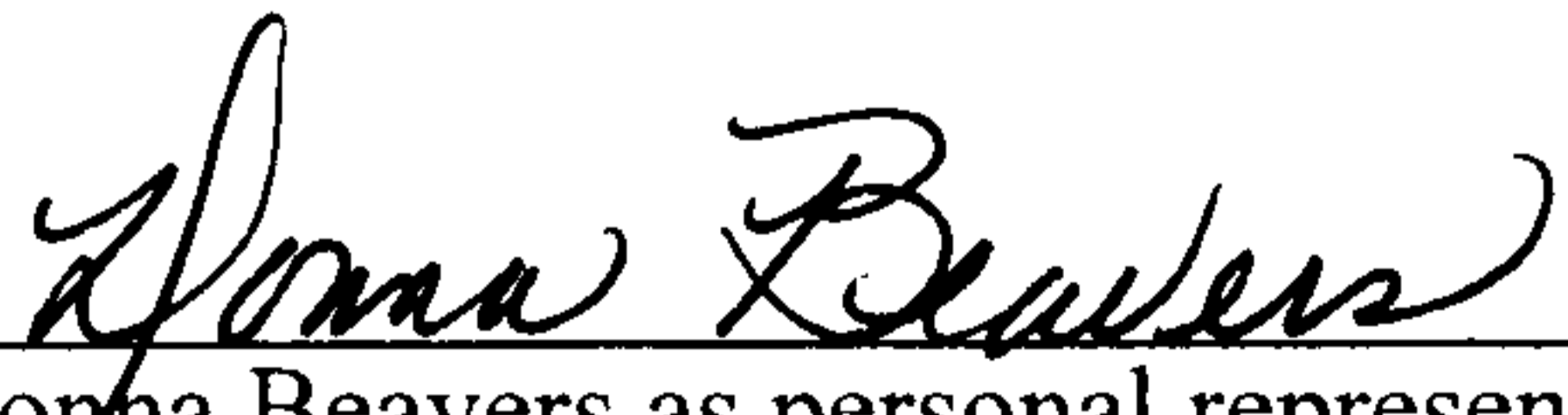
Fourteen (14) acres located in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 23, Township 18 South, Range 2 East. Said 14 acres bounded on the West by the Kendrick Mill Road, on the North by Shelby County Highway No. 59, on the East by land of J. M. Garrett, and on the South by lands previously owned by L. C. Clifton. Said property being the same property as conveyed by deed dated October 5, 1942 and recorded in Deed Book 115, at Page 329 in the Shelby County Probate Office.


LESS AND EXCEPT right-of-way conveyed to Shelby County for right-of-way of Shelby County Highway No. 59.

William S. Beavers is one and the same as W. S. Beavers. The above described property is not the homestead of Kellanee B. Lawley or her spouse.


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  
6th day of December, 2018.

  
Donna Beavers as personal representative

  
Kellanee B. Lawley

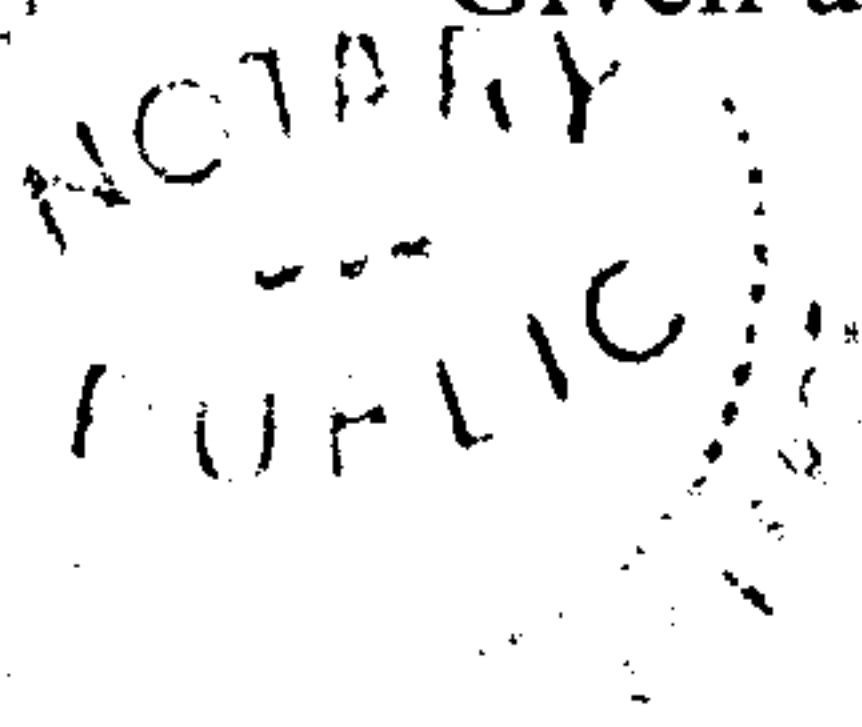
Shelby County, AL 12/06/2018  
State of Alabama  
Deed Tax: \$36.00

  
20181206000427360 1/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
12/06/2018 04:27:15 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna Beavers, whose name as personal representative of the estate of William S. Beavers, 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 6<sup>th</sup> day of December, 2018.

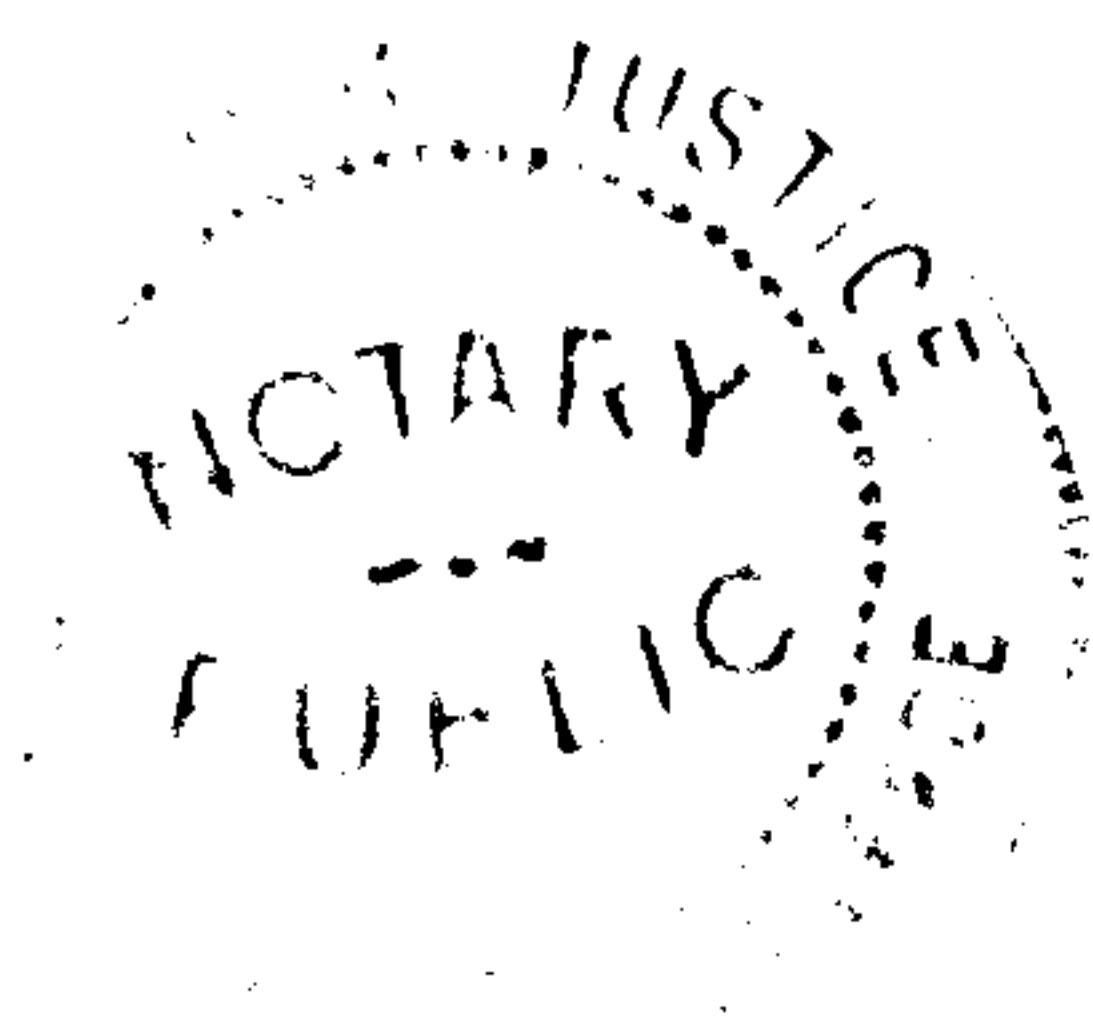


William R. Jentis  
Notary Public

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kellanee B. Lawley, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of December, 2018.



William R. Jentis  
Notary Public



20181206000427360 2/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
12/06/2018 04:27:15 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 William S. Beavers Grantee's Name Donna D. Beavers  
Mailing Address Kallanee B. Lawley Mailing Address Po Box 205  
2061 Macedonia Loop Vincent, AL 35178  
Vincent, AL 35178  
Property Address  Hwy 59 Vincent Date of Sale 12-6-18  
Total Purchase Price \$ 36,000.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$  
for 1/2 interest

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

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 12-6-18 Print Donna D. Beavers  
Unattested Sign Donna D. Beavers  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20181206000427360 3/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
12/06/2018 04:27:15 PM FILED/CERT

Form RT-1