

## WARRANTY DEED

STATE OF ALABAMA     )

COUNTY OF SHELBY     )

**KNOW ALL MEN BY THESE PRESENTS:** That pursuant to that court order dated September 4, 2018, signed by Probate Judge Allison S. Boyd of the Probate Court of Shelby County, Alabama, pursuant to Ala. Code § 26-2A-13 authorizing a transfer of the below-referenced real property from Glenn Eugene Porter and wife, Joyce Faye Porter as joint tenants with right of survivorship, to Joyce Porter, I, **JOYCE PORTER**, as Conservator for Glenn E. Porter, an incapacitated person, and Joyce Porter, in her individual capacity, do grant, bargain, sell and convey unto the Grantee, **JOYCE PORTER**, in fee simple, per stirpes, all interest in the following described real property situated in Shelby County, Alabama, viz:

A parcel of land in the Southwest Quarter of the Northwest Quarter of Section 4, Township 24 North, Range 15 East, being a part of the land belonging to Nellie Ruth Porter. Said parcel of land being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 4; thence South 89° 28' 31" West, along the South line of said Sixteenth Section, a distance of 278.96 feet to a point on the Northeast right-of-way of County Highway Number 47; thence North 35° 47' 10" West, along said right-of-way, a distance of 601.29 feet to the point of beginning; thence North 35° 47' 10" West, along said right-of-way, a distance of 53.52 feet to a point; thence North 11° 58' 01" East, along an old fence, a distance of 303.86 feet to a fence corner; thence North 81° 00' 42" East, along an old fence, a distance of 102.27 feet to a point; thence South 26° 12' 39" East, along a new fence, a distance of 184.95 feet to a point; thence South 08° 29' 32" East, along a new fence, a distance of 172.94 feet to a point; thence south 77° 39' 32" West, along a new fence, a distance of 75.66 feet to a point; thence South 88° 47' 11" West a distance of 166.07 feet to the Point of Beginning. The herein described parcel contains 1.619 acres of land.

**Source of Title: Instrument No. 20060929000483600**

**This deed prepared without benefit of title examination and was prepared from deeds/description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**


**TO HAVE AND TO HOLD** unto the said Grantee, her heirs, executors and administrators in fee simple, forever.

And I covenant with the said Grantee, her heirs, executors and administrators, that Glenn E. Porter and Joyce Faye are lawfully seized in fee simple of said real property,



and that it is free from all encumbrances; that, pursuant to the above-referenced court order, we have a good right to sell and convey the same as aforesaid; that we shall warrant and defend the same to the said Grantee, her heirs, executors and administrators, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 9  
day of November, 2018.

 (SEAL)  
**JOYCE PORTER**, as Conservator for the Estate  
of **Glenn Porter**, an incapacitated person,  
pursuant to that court order dated September 4,  
2018.

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JOYCE PORTER**, as Conservator for **Glenn Porter**, 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 9 day of November, 2018.

  
Notary Public

My Commission Expires  
March 8, 2021

 (SEAL)  
**JOYCE FAYE PORTER**

STATE OF ALABAMA     )  
COUNTY OF SHLEBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JOYCE FAYE PORTER**, 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 9 day of November, 2018.

  
Notary Public

My Commission Expires  
March 8, 2021

Prepared by:  
Bradford & Holliman LLC  
Melanie B. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: 205-663-0281



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Joyce Porter, Conservator for  
Mailing Address Glen E. Porter  
5679 Highway 47  
Shelby, AL 35143

Grantee's Name Joyce Porter  
Mailing Address 5679 Highway 47  
Shelby, AL 35143

Property Address 5679 Highway 47  
Shelby, AL 35143

Date of Sale 11/09/2018  
Total Purchase Price \$  
or  
Actual Value \$

20190110000010540 01/10/2019 08:03:50 AM DEEDS 3/3 or  
Assessor's Market Value \$ 58,960.00

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 Tax Assessor  
☐ 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

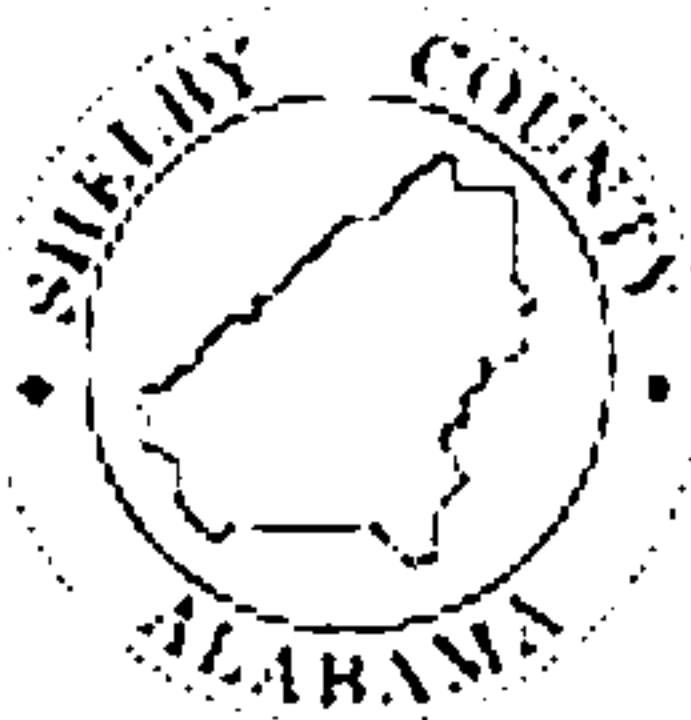
Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.  
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.  
Property address - the physical 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 11/09/18  
Unattested  
Print Melanie B Holliman / MG  
Sign Melanie B Holliman / MG  
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/10/2019 08:03:50 AM  
\$22.00 CHERRY  
20190110000010540

Allen S. Bayl