

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS:** That pursuant to that court order dated September 4, 2018, Case No. PR-2018-000490, signed by Probate Judge Allison Boyd of the Probate Court of Shelby County, Alabama, pursuant to Ala. Code § 26-2A-13 authorizing a special conservator for a single transaction, and ordering the transfer of the below-referenced real property from Glenn Eugen Porter and wife, Joyce Faye Porter, as joint tenants with right of survivorship, to Joyce Porter, I, **JOYCE PORTER**, as Special 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, a married woman**, in fee simple, per stirpes, all interest in the following described real property situated in Shelby County, Alabama, viz:

**Lots 6, 7, 8, 9, 10, 11 and 13, of Block 138 in the Town of Shelby, according to E. S. Stafford's Map of Shelby of 1819, as recorded in Map Book 3, Page 38 and 47, in the Office of Probate of Shelby County, Alabama. LESS AND EXCEPT THE NORTH 20.01 FEET OF LOT 13.**


**Source of Title: Instrument No. 20060830000427870**

**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 Eugene Porter and Joyce Faye Porter 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 January, 2019.

 (SEAL)  
JOYCE PORTER, as Special Conservator for a Single  
Transaction in the Estate of Glenn E. Porter, an  
incapacitated person, pursuant to that court order  
dated September 4, 2018.

 (SEAL)  
JOYCE FAYE PORTER, Individually

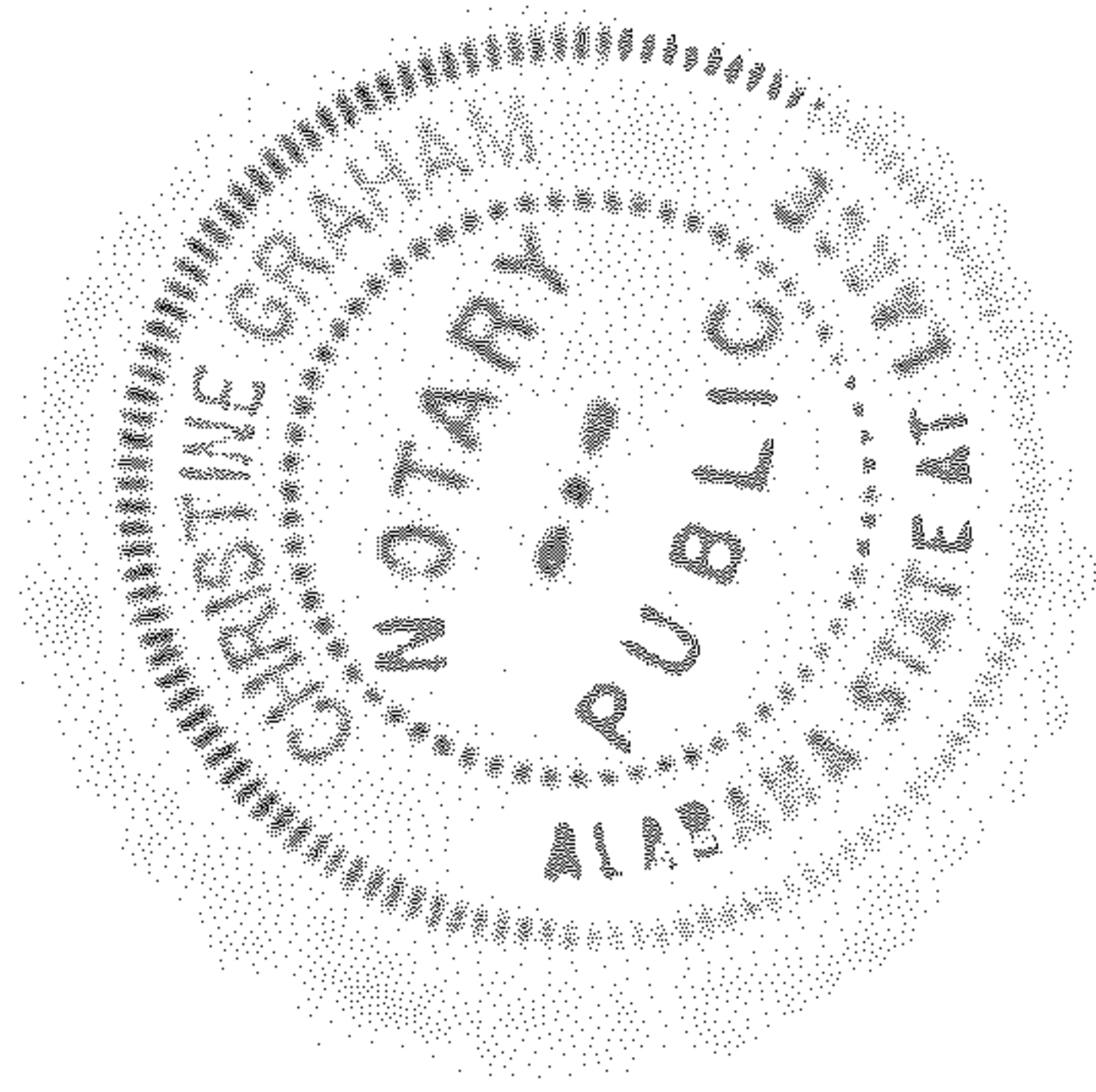
STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State,  
do hereby certify that **Joyce Porter, as Special Co-Conservator and in her individual  
capacity**, 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 January, 2019.

  
Notary Public

My Commission Expires  
March 8, 2021



This Instrument was Prepared By:  
BRADFORD & HOLLIMAN LLC  
Melanie B. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281  
Fax: (256) 259-3302

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	Grantee's Name	Joyce Porter
Mailing Address	Glen E. Porter	Mailing Address	5679 Highway 47
	5679 Highway 47		Shelby, AL 35143
	Shelby, AL 35143		
Property Address	Parcel Numbers	Date of Sale	01/09/2019
	30 4 18 3 002 008 000	Total Purchase Price \$	
	30 4 18 3 002 008 001	or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	5,140.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Tax Assessor
<input type="checkbox"/> 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	1/09/18	Print	Melanie B. Holliman /ma
Unattested	(verified by)	Sign	Melanie B Holliman /MBH
			(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 08:12:12 AM  
\$27.50 CHERRY  
20190110000010550

Allen S. Bevil