

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Margaret S. Bishop
375 Bishop Lane
Indian Springs, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **MARTHA S. KELLY, a married woman; MATTIE S. PICKLESIMER, a married woman; MARGARET S. BISHOP, a married woman and FRAN S. MASSEY, a married woman, in their individual capacities and as Co-Personal Representatives of the Estate of Connie M. Standifer, deceased, Shelby County, Alabama, Probate Case No. PR-2018-000076** (herein referred to as Grantor) does hereby grant, bargain, sell and convey an undivided two-thirds (2/3) interest unto **MARTHA S. KELLY, MARGARET S. BISHOP AND FRAN S. MASSEY**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

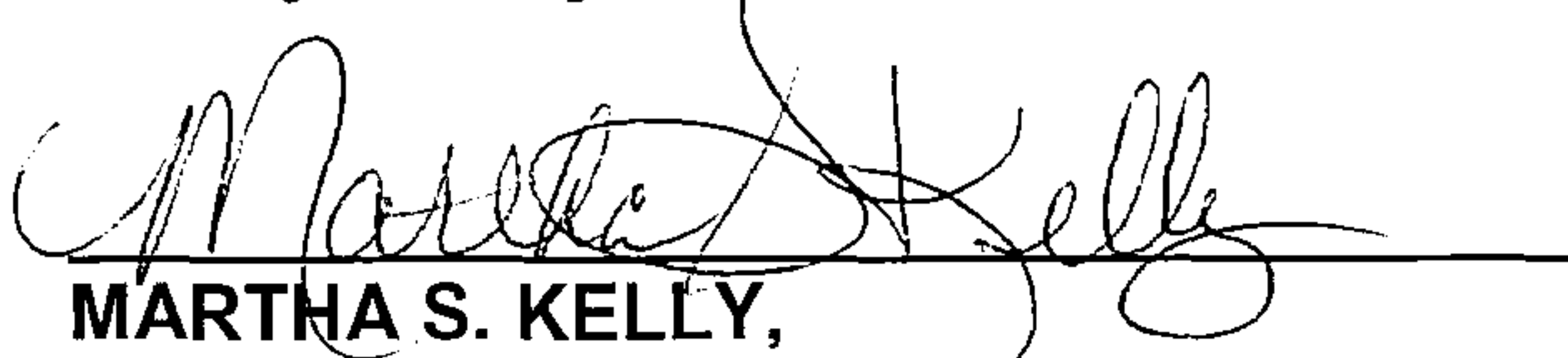
Subject to mineral and mining rights if not owned by Grantor.

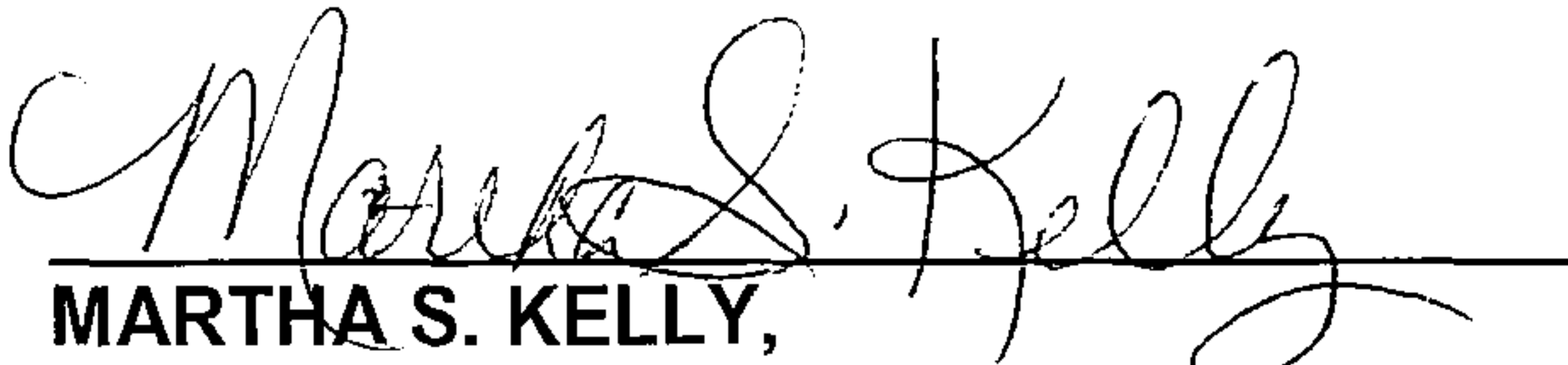
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

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

In Witness Whereof, the undersigned Grantor, **MARTHA S. KELLY**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 25 day of January, 2019.

The Estate of Connie M. Standifer, Deceased,
Shelby County Probate Case No. PR-2018-000076


MARTHA S. KELLY,
as Co-Personal Representative


MARTHA S. KELLY,
Individually

In Witness Whereof, the undersigned Grantor, **MATTIE S. PICKLESIMER**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 24th day of January, 2019.

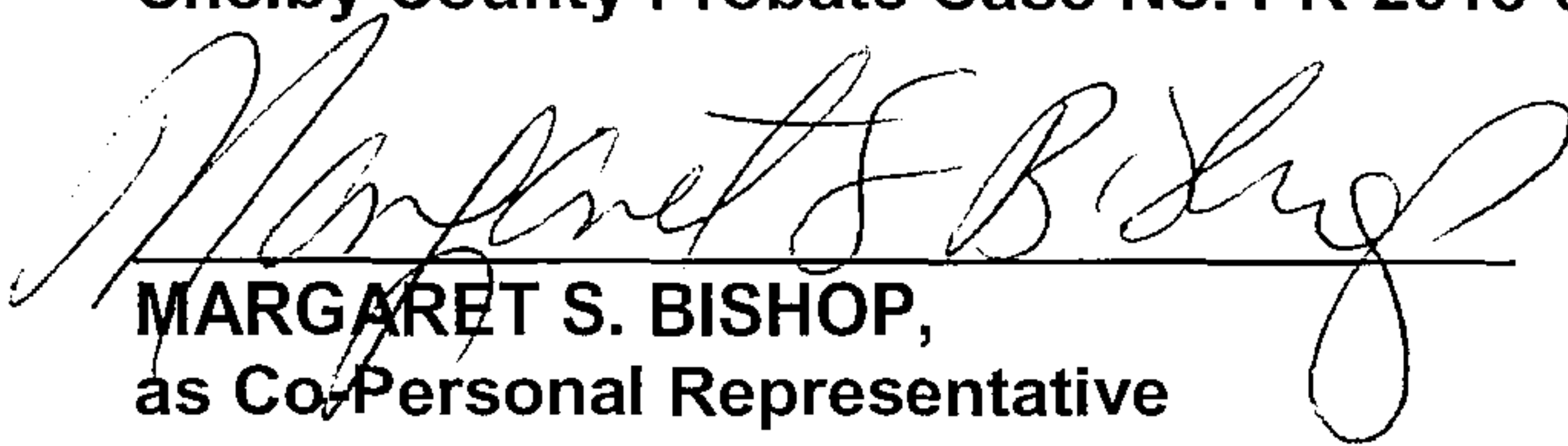
The Estate of Connie M. Standifer, Deceased,
Shelby County Probate Case No. PR-2018-000076



MATTIE S. PICKLESIMER,
as Co-Personal Representative


MATTIE S. PICKLESIMER,
Individually

In Witness Whereof, the undersigned Grantor, **MARGARET S. BISHOP**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 28 day of January, 2019.

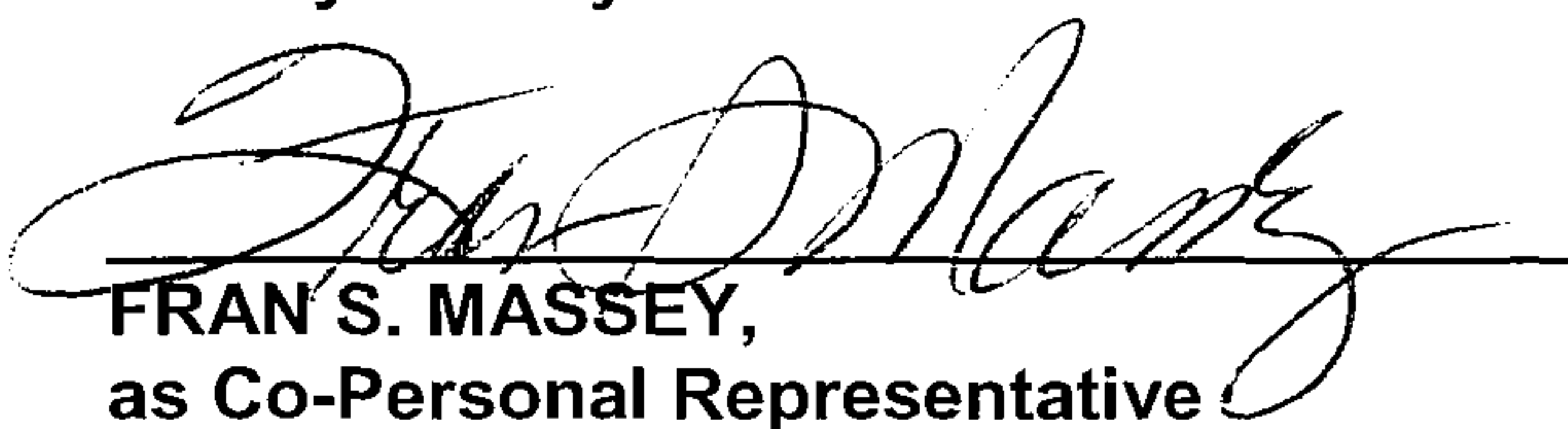
**The Estate of Connie M. Standifer, Deceased,
Shelby County Probate Case No. PR-2018-000076**

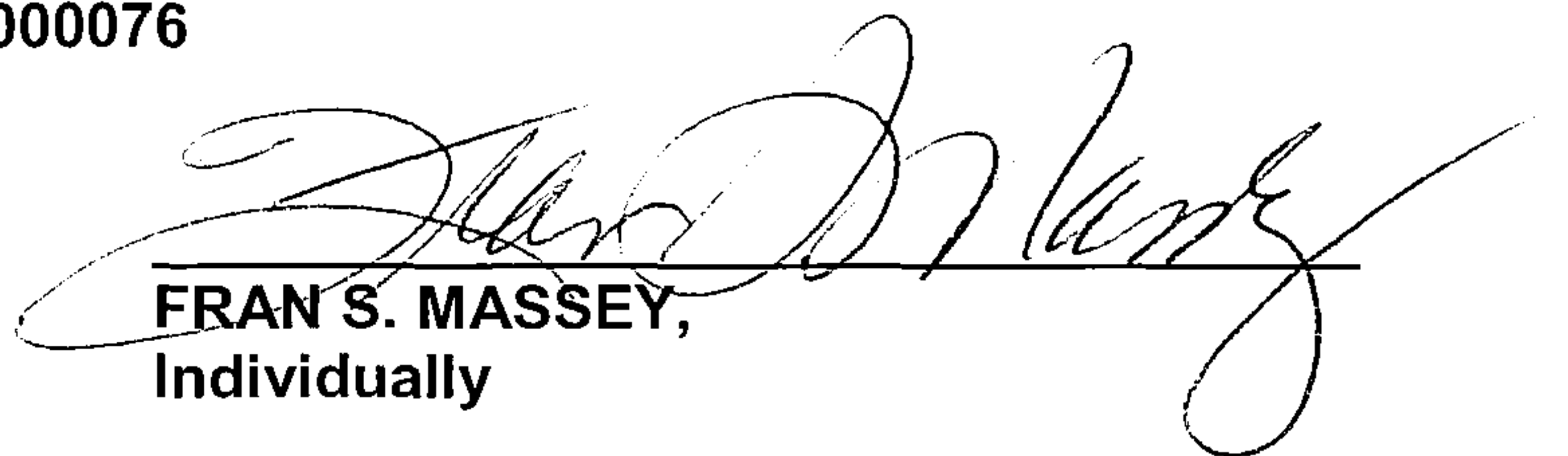

MARGARET S. BISHOP,
as Co-Personal Representative


MARGARET S. BISHOP,
Individually

In Witness Whereof, the undersigned Grantor, **FRAN S. MASSEY**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 28 day of January, 2019.

**The Estate of Connie M. Standifer, Deceased,
Shelby County Probate Case No. PR-2018-000076**


FRAN S. MASSEY,
as Co-Personal Representative


FRAN S. MASSEY,
Individually

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARTHA S. KELLY**, individually and whose name as **Co-Personal Representatives of The Estate of Connie M. Standifer, deceased, Shelby County Probate Case No. PR-2018-000076**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she, in her individual capacity and as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 25 day of January, 2019.

JERRICA P. FLETCHER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
May 01, 2021


Notary Public
My Commission Expires: 5-1-21


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MATTIE S. PICKLESIMER**, individually and whose name as **Co-Personal Representatives of The Estate of Connie M. Standifer, deceased, Shelby County Probate Case No. PR-2018-000076**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she, in her individual capacity and as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 24th day of January, 2019.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021


Notary Public
My Commission Expires: _____

STATE OF ALABAMA

20190308000075970 03/08/2019 03:13:14 PM DEEDS 3/5

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARGARET S. BISHOP**, individually and whose name as **Co-Personal Representatives of The Estate of Connie M. Standifer, deceased, Shelby County Probate Case No. PR-2018-000076**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she, in her individual capacity and as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 29th day of January, 2019.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public

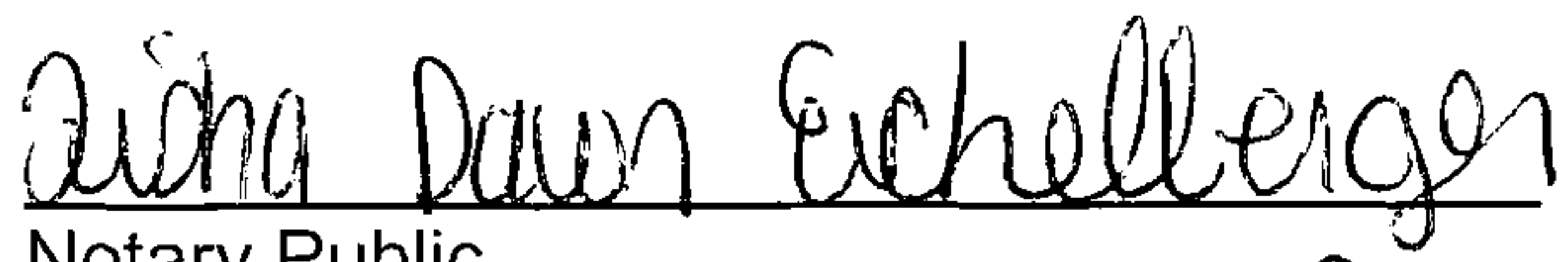
My Commission Expires: 1/30/21

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **FRAN S. MASSEY**, individually and whose name as **Co-Personal Representatives of The Estate of Connie M. Standifer, deceased, Shelby County Probate Case No. PR-2018-000076**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she, in her individual capacity and as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 28 day of January, 2019.



Notary Public
My Commission Expires: 10-19-20

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020

EXHIBIT "A"

Begin at the Northeast corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ or Fraction "A" of Fractional Section 22, Township 22 South, Range 2 West, and thence run South along the East line of said Fractional Section 1254.31 feet to a point on the North right-of-way line of Shelby County Highway #306, thence run in a Westerly direction along the North right-of-way line of said County Highway #306 a distance of 1361.06 feet to a point on the East right-of-way line of the new Alabama State Highway #25, thence turn an angle 113 deg. 00 min. 45 sec. to the right and run Northerly 195.43 feet, thence turn an angle of 19 deg. 66 min. 46 sec. to the left and run Northerly 98.52 feet, thence turn an angle of 57 deg. 41 min. 06 sec. right and run in an Northeasterly direction a distance of 144.22 feet, thence turn an angle of 20 deg. 55 min. to the left and run Northerly 242.70 feet, thence turn an angle of 59 deg. 85 min. to the left and run Northwesterly 183.30 feet to a point on the East right-of-way line of said new Alabama State Highway #25, thence run in a Northeasterly direction along the Southeasterly right-of-way of said new Alabama State Highway #25 a distance of 1517.00 feet, more or less, to the point of intersection of said highway right-of-way with the East line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 22 South, Range 2 West, thence run South along the East line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 22, Range 2 West, a distance of 624.70 feet to the point of beginning. Said property being situated in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 22 South, Range 2 West, and in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ or Fraction "A", Fractional 22, Township 22 South, Range 2 West, Shelby County, Alabama.

Commence at the Southeast corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 22 South, Range 2 West, thence run North along the East line of said quarter quarter Section a distance of 704.80 feet to a point on the North right-of-way line of the new Alabama State Highway #25, said point being the point of beginning of the property herein described, thence continue North along the East line of said quarter quarter 176.20 feet to a point on the South right-of-way line of the Southern Railroad, thence run in a Southwesterly direction along the South right-of-way line of the Southern Railroad a distance of 440.34 feet to the point of intersection of the South right-of-way line of Southern Railroad and the North right-of-way line of the new Alabama State Highway #25, thence run in an Easterly direction with the North right-of-way line of said new Alabama State Highway #25 a distance of 367.12 feet to the point of beginning. Said property being located in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 22 South, Range 2 West.

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

Grantor's Name	Estate of Connie M. Standifer	Grantee's Name	Margaret S. Bishop
Mailing Address	1488 Arabian Road Columbiana, AL 35051	Mailing Address	Martha S. Kelley
			Fran S. Massey
			375 Bishop Lane
			Indian Springs AL 35124
Property Address	Acreage on Hwy. 35 Calera, AL 35040	Date of Sale	1-28-19
		Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	354,240.00

1/4 value is \$88,560.00

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 type="checkbox"/> Other Parcel ID 28-5-22-0-000-001.000 &
<input type="checkbox"/> Closing Statement	28-5-15-0-000-014.000

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	1-28-19	Print	B. CHRISTOPHER BATTLES
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2019 03:13:14 PM
\$124.00 CHERRY
20190308000075970

Allen S. Bayl