

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

20190308000076020
03/08/2019 03:21:25 PM
DEEDS 1/4

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 Grantee 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 unto **MARTHA S. KELLY, MATTIE S. PICKLESIMER, MARGARET S. BISHOP AND FRAN S. MASSEY**, (herein referred to as Grantee), 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).

The Grantor herein, **Connie M. Standifer, deceased**, was the surviving Grantee of that certain deed dated 07/11/1966, recorded in Deed Book 243, Page 468. The other Grantee, **Dan Standifer**, having died on or about the 21st day of January, 1976.

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 Grantee, 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the undersigned Grantor, who are authorized to execute this conveyance, has hereunto set its signature and seal this 27th day of November, 2018.

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


MATTIE S. PICKLESIMER,
as Co-Personal Representative


MATTIE S. PICKLESIMER,
Individually


MARGARET S. BISHOP,
as Co-Personal Representative


MARGARET S. BISHOP,
Individually


FRAN S. MASSEY,
as Co-Personal Representative


FRAN S. MASSEY,
Individually

STATE OF ALABAMA

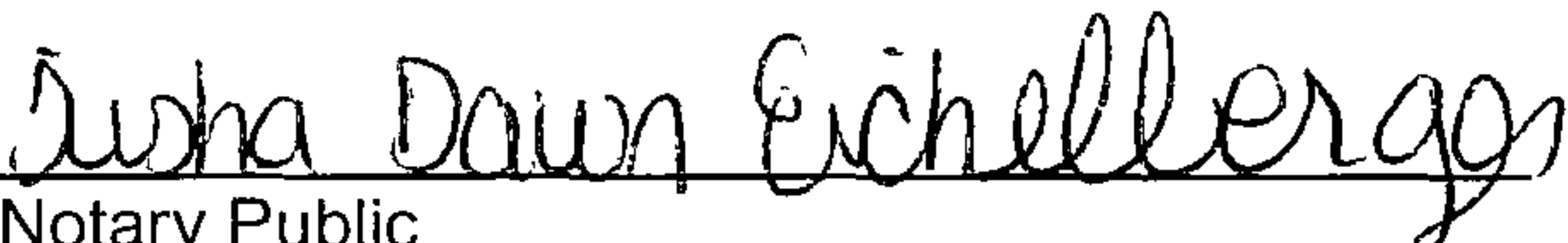
20190308000076020 03/08/2019 03:21:25 PM DEEDS 2/4

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARTHA S. KELLY, MATTIE S. PICKLESIMER, MARGARET S. BISHOP, and FRAN S. MASSEY**, whose name as **Co-Personal Representatives of The Estate of Connie M. Standifer, deceased, Shelby County Probate Case No. Pr-2018-000076**, are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance they 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 27th day of November, 2018.

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



Notary Public
My Commission Expires: 10/19/2020

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, MATTIE S. PICKLESIMER, MARGARET S. BISHOP, and FRAN S. MASSEY**, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November, 2018.


Notary Public
My Commission Expires: 10/19/2020

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

EXHIBIT "A"

The West 460 feet of $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 14, Township 21, Range 3 West, lying south of Elliottsville Road;

Also lot in $SW\frac{1}{4}$ of $NE\frac{1}{4}$, Section 14, Township 21, Range 3 west, described as: Beginning at the northwest corner of said $SW\frac{1}{4}$ of $NE\frac{1}{4}$ and run thence east 216 feet; thence run south 147 feet to the north line of the Elliottsville Road; thence west along the north line of said road 216 feet to the west line of said $SW\frac{1}{4}$ of $NE\frac{1}{4}$; thence north along said west line of said forty acres 147 feet to the point of beginning.

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 Connie M. Standifer	Grantee's Name	Margaret S. Bishop
Mailing Address	1488 Arabian Road Columbiana, AL 35051	Mailing Address	Martha S. Kelley Mattie S. Picklesimer Fran S. Massey 375 Bishop Lane Indian Springs AL 35124
Property Address	Fulton Springs Road Alabaster, AL 35007	Date of Sale	November 27, 2018
		Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	21,650.00

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 23-6-14-1-001-012.000
<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.

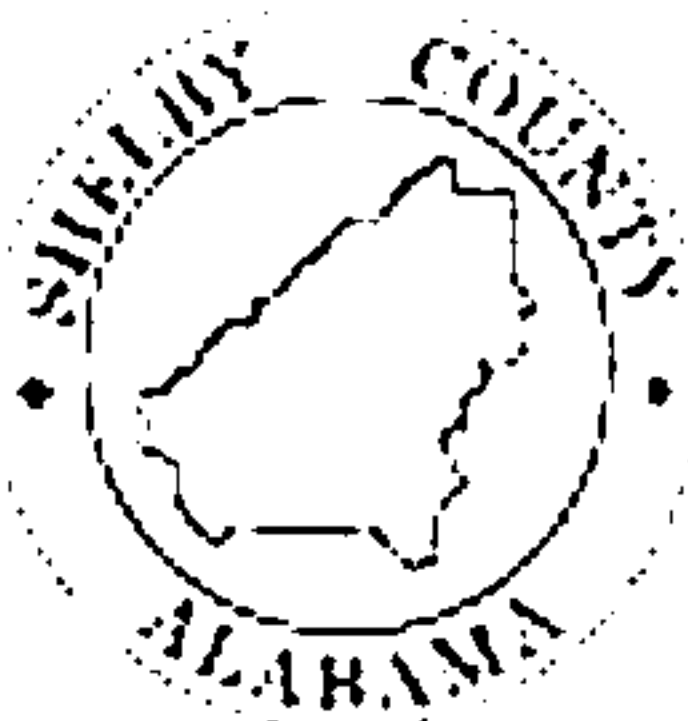
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	11-27-18	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 03:21:25 PM
\$34.00 CHERRY
20190308000076020

Allen S. Bayl