

This Instrument was Prepared by:

Send Tax Notice To: Sarah Honor Reed

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-19-25373

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of Mary Anne Butler Glazner, deceased, Probate Case #17BHM1407, in the Probate Office of Jefferson County, Alabama.**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Sarah Honor Reed**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

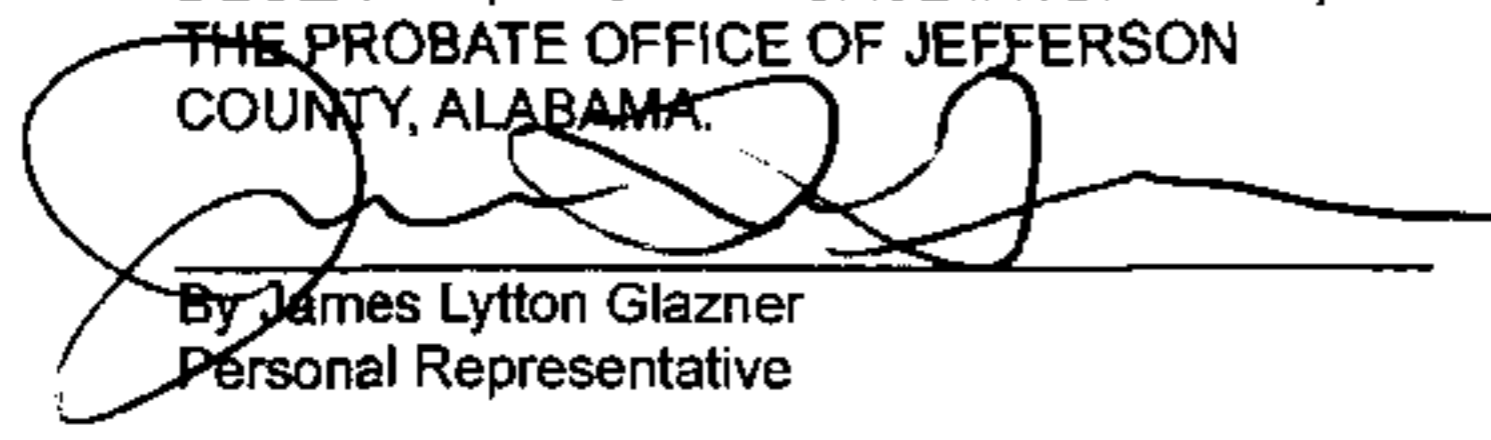
\$204,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of May, 2019.

THE ESTATE OF MARY ANNE BUTLER GLAZNER,
DECEASED, PROBATE CASE #17BHM1407, IN
THE PROBATE OFFICE OF JEFFERSON
COUNTY, ALABAMA.

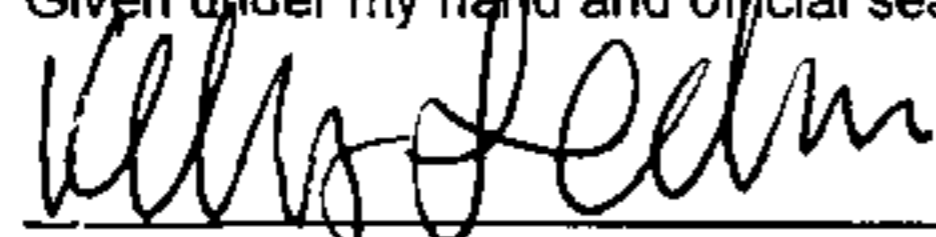

By James Lytton Glazner
Personal Representative *as personal representative*

State of Alabama

County of

I, Kelly Lamsden, a Notary Public in and for the said County in said State, hereby certify that James Lytton Glazner as Personal Representative The Estate of Mary Anne Butler Glazner, deceased, Probate Case #17BHM1407, in the Probate Office of Jefferson County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 day of May, 2019.


Notary Public, State of Alabama

My Commission Expires: 5/22/19



20190508000155940 1/3 \$261.00
Shelby Cnty Judge of Probate, AL
05/08/2019 01:45:38 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

The SW 1/4 of the SE 1/4 of Section 29, Township 18 South, Range 2 East, EXCEPT that certain (.69) acre tract conveyed to Central of Georgia Railway Company by that certain deed recorded in Deed Book 77, at Page 419, in the Office of the Judge of Probate of Shelby County, Alabama.

The SE 1/4 of the SW 1/4 of Section 29, Township 18 South, Range 2 East.

That part of the NE 1/4 of the SW 1/4 of Section 29, Township 18 South, Range 2 East, lying South of Central of Georgia Railway Company. Situated in Shelby County, Alabama.

Less and except the following described property:

A tract of land situated in the SW 1/4 of the SE 1/4 of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

PARCEL I:

All that part of the East 100.0 feet of the SW 1/4 of the SE 1/4 of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of the SW 1/4 of the SE 1/4 of said Section 29 and run South along the East line of said 1/4-1/4 section for a distance of 787.18 feet to a point of intersection with the northerly right of way line of Alabama Highway No. 25; thence right 63 degrees 26 minutes 10 seconds and run southwesterly along said road right of way for a distance of 111.80 feet; thence right 116 degrees 33 minutes 50 seconds and run North and parallel to the East line of said 1/4-1/4 section 835.07 feet to the North line of said 1/4-1/4 section; thence right 88 degrees 47 minutes 11 seconds and run East 100.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except that part of the railroad right of way.

PARCEL II:

All that part of the SW 1/4 of the SE 1/4 of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama lying South of Alabama Highway No. 25, described as follows:

Beginning at the SE corner of the SW 1/4 of the SE 1/4 of said Section 29 and run North along East line of said 1/4-1/4 section for a distance of 369.92 feet to a point of intersection with the southerly right of way line of Alabama Highway No. 25; thence left 116 degrees 33 minutes 50 seconds and run southwesterly along said road right of way for a distance of 608.05 feet to point of curve to the left, said curve having a central angle of 8 degrees 03 minutes 46 seconds and a radius of 1586.7 feet; thence along arc of said curve for a distance of 223.28 feet to a point of intersection with the South line of said 1/4-1/4 section; thence left 148 degrees 11 minutes 12 seconds to tangent and run East along said South line for a distance of 736.14 feet to the point of beginning; being situated in Shelby County, Alabama.



20190508000155940 2/3 \$261.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name	The Estate of Mary Anne Butler Glazner, deceased, Probate Case #17BHM1407, in the Probate Office of Jefferson County, Alabama.	Grantee's Name	Sarah Honor Reed
Mailing Address	_____	Mailing Address	_____
Property Address	47586 Hwy 25 Sterrett, AL 35147	Date of Sale	May 08, 2019
		Total Purchase Price	\$240,000.00
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	_____

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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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.

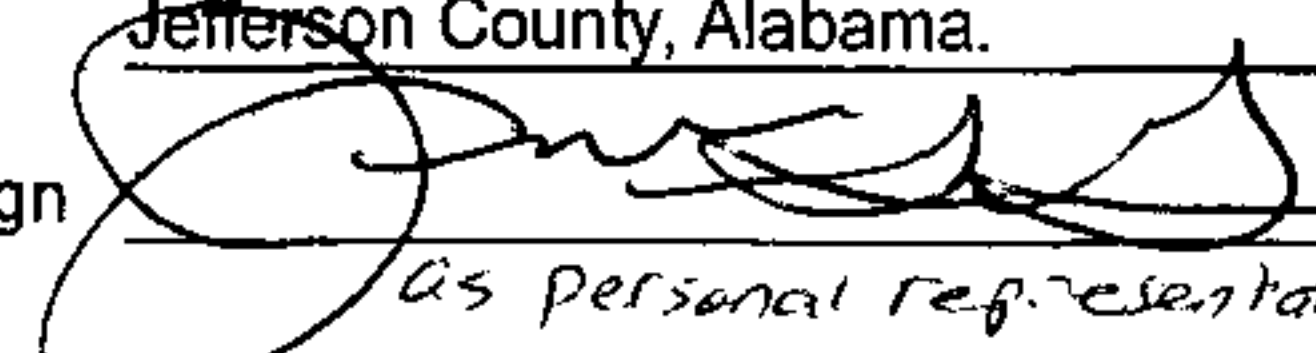
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 May 02, 2019

Print The Estate of Mary Anne Butler Glazner, deceased, Probate Case #17BHM1407, in the Probate Office of Jefferson County, Alabama.

Sign 
as personal representative Form RT-1

Unattested

