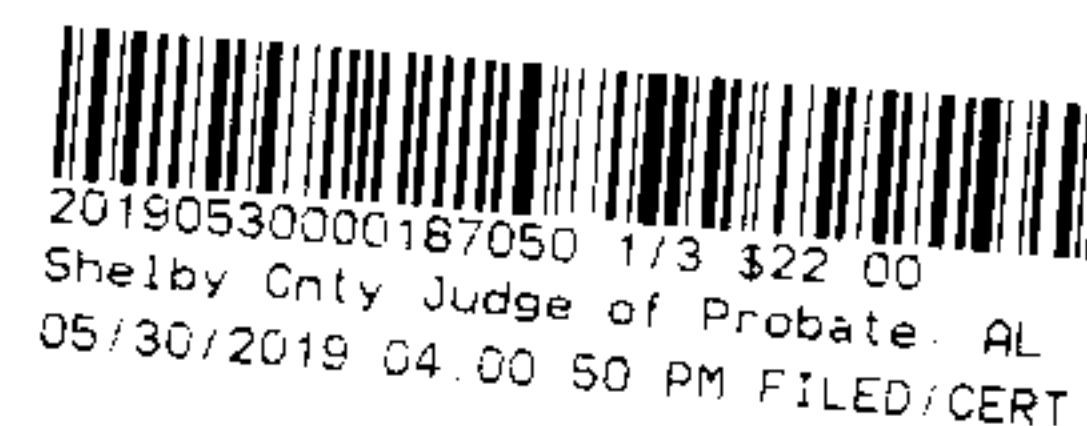


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051



STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Leona Hayes, deceased, in accordance with her will probated in Case No. PR-2016-000217 in the Probate Court of Shelby County, Alabama, the undersigned Marquette Anderson, personal representative of said estate (herein referred to as GRANTOR) pursuant to the power given to her in said will does grant, bargain, sell and convey unto Recardi Nelson as Trustee of the Leona Hayes Testamentary Trust (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1 - Parcel # 27 4 20 2 001 062.000

Beginning at the northwest corner of property known as Albert Jones property on the East side of the Montevallo-Dogwood Public road and running in a northward direction a distance of 91 feet; thence in an eastward direction 77 feet; thence in a northward direction 43 feet to an iron stake behind the former Tom Branch house; thence in an eastward direction 169 feet to a ditch; thence in a southward direction along the west side of said ditch a distance of 118 feet to the north line of said Albert Jones property; thence in a westward direction along said line a distance of 203 feet to point of beginning. Said property being in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 22 South, Range 3 West, and heretofore known as Tom Galloway property.

ALSO beginning at the southwest corner of the above lot and run thence North 82 deg. 15 min. East 471 feet to the northeast corner of Lot No. 8 in Block No. 2 according to map of Aldmont as recorded in the Office of Judge of Probate of Shelby County, Alabama; thence South 5 deg. 28 min. West 177 feet along the west boundary of Palmer Street; thence South 80 deg. 30 min. West 329 feet along the north side of lots formerly known as Mary Jane King's lots to the east side of the present Dogwood Road; thence North 36 deg. 50 min. West 208 feet along the east side of said road to the point of beginning, lying and being in SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20, Township 22 South, Range 3 West.

LESS AND EXCEPT the real property conveyed by the following deeds recorded in the Probate Office of Shelby County, Alabama: Deed Book 327, page 731; Real Book 281, page 566; Instrument # 1994-08537, as corrected by Instrument # 1998-46803; Instrument # 1995-31965.

ALSO INCLUDED in Parcel 1: Commence at the NW Corner of Section 20, Township 22 South, Range 3 West, and run East along the North Line of said Section for 423.77 feet; Thence turn 53 Degrees 36 Minutes 38 Seconds Right, Southeasterly

for 2209.21 feet to the Point of Beginning; Thence turn 45 Degrees 44 Minutes 01 Seconds Left, Southeasterly for 40.09 feet; Thence turn 28 Degrees 33 Minutes 10 Seconds Left, Easterly for 69.72 feet; Thence turn 169 Degrees 39 Minutes 25 Seconds Left, Westerly for 106.67 feet to the Point of Beginning. Containing 0.01 Acres more or less.

Parcel 2 - 27 4 20 2 001 031.000

A part one lot of the SE¼ of NW¼ and the SW¼ of NE¼, of Section 20, Township 22 South, Range 3 West, belonging to C. E. Jones fronting Oak Street, Block No. 1, Lot 7, 100 feet front on Oak Street, and 200 feet running East and West off of Oak Street.

LESS AND EXCEPT deed recorded as Instrument # 1997-23447 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, his successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

21st day of May, 2019.


Marquette Anderson as personal representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marquette Anderson, whose name as personal representative of the estate of Leona Hayes, deceased, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, 2019.




Notary Public


20190530000187050 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/30/2019 04:00:50 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Leona Hayes Estate
Mailing Address 62 Hwy 17
Montevallo, AL 35115

Grantee's Name Recardi Nelson, trustee
Mailing Address 4679 Heather Ct.
Union City, GA 30291

Property Address 62 Hwy 17 and
70 Hayes Circle
Montevallo, AL

Date of Sale 5/21/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 65,740

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 5/21/19

Print William R. Justice

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190530000187050 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/30/2019 04:00:50 PM FILED/CERT

Form RT-1