

This instrument was prepared by:  
(Name) Joseph E. Walden, Attorney at Law  
Address) P.O. Box 1610  
Alabaster, AL 35007

Send Tax Notice to:  
(Name) Barbara Ann Butsch Thompson  
(Address) 7610 Hwy. 17  
Maylene, AL 35114

**EXECUTORS WARRANTY DEED**

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and No/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, Barbara Ann Butsch Thompson, a.k.a. Barbara Ann Thompson, and William Meredith Butsch, as Co-Personal Representatives of the Estate of Felicia Ann McLaughlin, deceased, Jefferson County, Alabama Probate Court Case No. 168954, (herein referred to as grantors) do grant, bargain, sell and convey unto

Barbara Ann Butsch Thompson and William Meredith Butsch

(herein referred to as **GRANTEES**, whether one or more) the following described real estate, situated in Shelby County, Alabama to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

Subject to easements, restrictions and rights of way, reservations, limitations, covenants and conditions of record.  
Subject to applicable zoning and sub-division regulations.  
Subject to mineral and mining rights, if any.

This deed is prepared pursuant to the Last Will and Testament of Felicia Ann McLaughlin, Item Three, Disposition of Residuary Estate, Section 1. Gift to Children. Estate of Felicia Ann McLaughlin, deceased, Probate Court of Jefferson County, Alabama, Birmingham Division, Case Number 168954.

Felicia Ann McLaughlin, the sole grantee in that certain deed from Barbara B. Thompson to Felicia A. McLaughlin executed on the 23<sup>rd</sup> day of December, 1989 and recorded in Book 273 at Page 663 in the Office of the Probate Judge of Shelby County, Alabama, died on the 2<sup>nd</sup> day of November, 1999.

Felicia Ann McLaughlin, the sole grantee in that certain deed from William M. Butsch to Felicia A. McLaughlin executed on the 29<sup>th</sup> day of December, 1989 and recorded in Book 273 at Page 662 in the Office of the Probate Judge of Shelby County, Alabama, died on the 2<sup>nd</sup> day of November, 1999.

This Deed prepared without benefit of title abstract or examination at grantors' and grantees' request.

**TO HAVE AND TO HOLD**, To the said **GRANTEE**, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, hers or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 5<sup>th</sup> day of April, 2019.

WITNESS

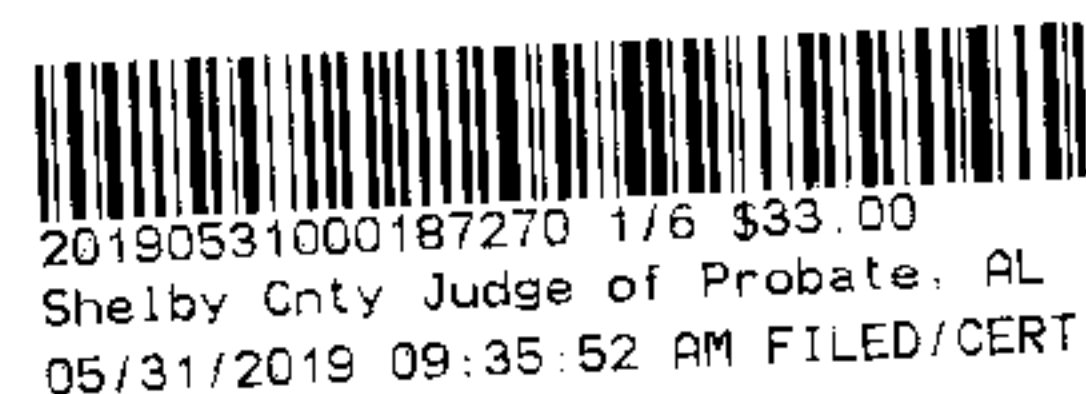
✓ William M. Butsch (Seal)  
William Meredith Butsch, as Co-Personal Representative of the Estate of Felicia Ann McLaughlin, Jefferson County, Alabama, Probate Court Case No. 168954

Barbara Ann Butsch (Seal)  
Barbara Ann Butsch Thompson, a.k.a. Barbara Ann Thompson, as Co-Personal Representative of the Estate of Felicia Ann McLaughlin, Jefferson County, Alabama, Probate Court Case No. 168954

STATE OF GEORGIA  
DeKalb COUNTY

I, Anna Grazette, a Notary Public in and for said County, in said State, hereby certify that William Meredith Butsch, as Co-Personal Representative of the Estate of Felicia Ann McLaughlin, deceased, 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 and with full authority he executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of April, 2019.



Anna Grazette  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Barbara Ann Butsch Thompson, as Co-Personal Representative of the Estate of Felicia Ann McLaughlin, deceased, 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 and with full authority she executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of March, 2019.

Laurie A. Walden  
Notary Public

Anna Grazette  
NOTARY PUBLIC  
Dekalb, GEORGIA  
My Commission Expires:  
My Comm. Expires  
10/30/2022

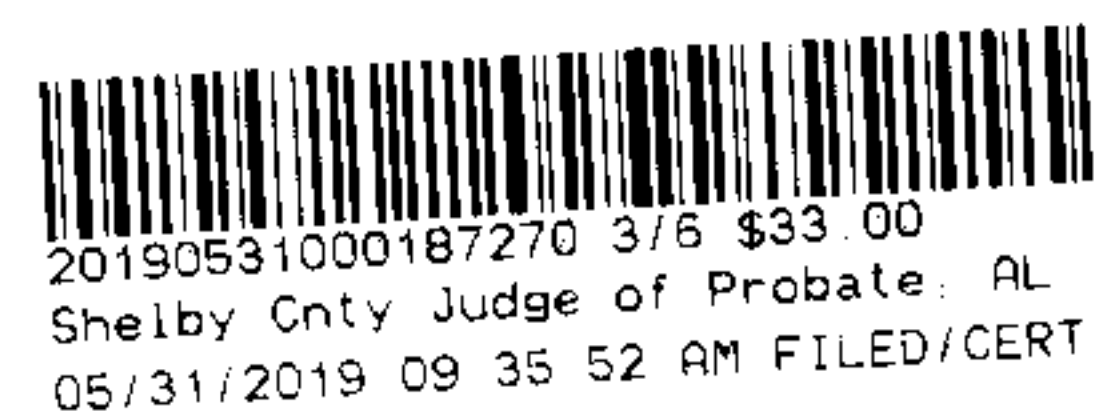
My Commission Expires:  
July 7, 2021  
My Commission Expires:



20190531000187270 2/6 \$33.00  
Shelby Cnty Judge of Probate, AL  
05/31/2019 09:35:52 AM FILED/CERT

Exhibit "A"

Commence at the SE Corner of Section 4, Township 21 South. Range 3 West, Shelby County. Alabama; thence N43deg30'00"W, a distance of 1523.32' along the northeasterly line of Woodland Hills, Second Phase, First Sector, as recorded in Map book 6 page 138, In the Office of the Judge of Probate of Shelby County, Alabama; thence N66deg22'45"W, a distance of 1514.69' to the POINT OF BEGINNING, said point also being a point on the westerly right-of-way line of Shelby County Hwy 17; thence N51deg17'46"E along said right-of-way a distance of 143.45' to a point of curve to the left having a radius of 570.00' and a central angle of 37deg52'08"; thence northeasterly along the arc and along said right-of-way a distance of 376.73'; thence N13deg25'38"E along said right-of-way a distance of 129.40' to a point of curve to the left having a radius of 2,970.00' and a central angle of 08deg04'02"; thence northerly along the arc and along said right-of-way a distance of 418.17'; thence N05deg21'36"E along said right-of-way, a distance of 263.10' to a point of curve to the left having, a radius of 1,356.57' and a central angle of 05deg23'25"; thence northerly along the arc and along said right-of-way a distance of 127.62', to the Intersection of the centerline of Broadhead Branch and said right-of-way, thence N59deg52'50"W along said centerline and leaving said right-of-way, a distance of 125.75'; thence N29deg36'50"W along said centerline, a distance of 64.98'; thence N73deg54'19"W along said centerline, a distance of 76.80'; thence N38deg27'39"W along said centerline, a distance of 175.45'; thence N43deg39'48"W along said centerline, a distance of 230.29'; thence N10deg26'56"W along said centerline, a distance of 91.43'; thence N56deg23'21"E along said centerline, a distance of 35.61'; thence N07deg09'40"W along said centerline, a distance of 191.24'; thence N05deg54'29"E along said centerline, a distance of 43.70'; thence N59deg48'56"W along said centerline, a distance of 75.57'; thence S86deg59'49"W along said centerline, a distance of 52.02'; thence N22deg34'59"W along said centerline, a distance of 44.75'; thence N84deg52'34"W along said centerline, a distance of 31.02'; thence N00deg35'26"E along said centerline, a distance of 56.40'; thence N64deg52'55"W along said centerline, a distance of 41.50'; thence S76deg12'36"W along said centerline, a distance of 25.16'; thence N00deg37'06"E along said centerline, a distance of 37.82'; thence N51deg14'15"W along said centerline, a distance of 61.23'; thence N83deg06'37"W along said centerline, a distance of 26.04'; thence N47deg42'33"E along said centerline, a distance of 44.11' to the Intersection of said branch and the centerline of Beaver Dam Creek; thence N55deg18'40"W along said centerline of Beaver Dam Creek and leaving said Broadhead Branch, a distance of 92.52'; thence S75deg47'07"W along said centerline, a distance of 76.51'; thence S40deg03'55"W along said centerline, a distance of 82.17'; thence S16deg05'17"E along said centerline, a distance of 76.95'; thence S03deg14'14"E along said centerline, a distance of 138.56'; thence S49deg17'24"W along said centerline, a distance of 49.92'; thence N73deg04'20"W along said centerline, a distance of 39.07'; thence S60deg25'29"W along said centerline, a distance of 44.10'; thence S17deg46'07"W along said centerline, a distance of 23.58'; thence S15deg48'25"E along said centerline, a distance of 34.07'; thence S15deg05'21"W along said centerline, a distance of 79.93'; thence S11deg05'00"E along said centerline, a distance of 106.84'; thence S35deg22'53"W along said centerline, a distance of 78.88'; thence S45deg51'10"W along said centerline, a distance of 213.55'; thence S86deg19'54"W along said centerline, a distance of 103.04';





thence S15deg40'03"W along said centerline, a distance of 75.98'; thence S26deg01'35"W along said centerline, a distance of 152.07'; thence N55deg32'40"W along said centerline, a distance of 92.01'; thence S37deg40'09"W along said centerline, a distance of 35.59'; thence S00deg12'53"W along said centerline, a distance of 80.03'; thence S57deg16'28"W along said centerline, a distance of 50.50'; thence N21deg31'21"W along said centerline, a distance of 45.32'; thence S64deg59'04"W along said centerline, a distance of 47.39'; thence S20deg06'47"W along said centerline, a distance of 57.72'; thence S58deg43'18"W along said centerline, a distance of 80.04'; thence S29deg30'28"W along said centerline, a distance of 85.21'; thence N79deg22'08"W along said centerline, a distance of 63.72'; thence N30deg01'36"E along said centerline, a distance of 56.12'; thence N04deg34'25"W along said centerline, a distance of 31.78'; thence N63deg29'02"W along said centerline, a distance of 14.72'; thence S68deg03'19"W along said centerline, a distance of 79.44'; thence N24deg10'07"W along said centerline, a distance of 69.18'; thence N88deg14'04"W along said centerline, a distance of 105.45'; thence S18deg32'11"E along said centerline, a distance of 74.41'; thence S27deg16'47"W along said centerline, a distance of 125.42'; thence S85deg13'44"E along said centerline, a distance of 61.67'; thence S72deg19'33"E along said centerline, a distance of 254.77'; thence S14deg31'16"E along said centerline, a distance of 101.92'; thence S32deg52'10"E along said centerline, a distance of 220.10'; thence S72deg54'41"E along said centerline, a distance of 104.68'; thence S31deg21'20"E along said centerline, a distance of 234.36'; thence S47deg55'27"W along said centerline, a distance of 269.39' to the Intersection of said centerline and a fence line; thence S74deg51'53"E along said fence line and leaving said centerline, a distance of 46.44'; thence S76deg26'28"E along said fence line, a distance of 60.85'; thence S72deg45'29"E along said fence line, a distance of 60.77'; thence S75deg52'23"E along said fence line, a distance of 105.75'; thence S71deg03'13"E along said fence line, a distance of 55.72'; thence S72deg55'33"E along said fence line, a distance of 80.11'; thence S74deg06'43"E along said fence line, a distance of 88.01'; thence S71deg24'42"E along said fence line, a distance of 83.80'; thence S74deg45'31"E along said fence line, a distance of 47.90'; thence S72deg59'01"E along said fence line, a distance of 101.99'; thence S74deg39'42"E along said fence line, a distance of 86.38'; thence S72deg21'20"E along said fence line, a distance of 53.43'; thence S67deg55'30"E along said fence line, a distance of 135.11'; thence S71deg03'05"E along said fence line, a distance of 115.14'; thence S68deg21'55"E along said fence line, a distance of 77.23'; thence S66deg22'45"E along said fence line, a distance of 24.41' to the POINT OF BEGINNING.

Containing 58.9 acres, more or less.

Also, the following described parcel of real property:

Commence at a 3" capped iron found at the Southeast corner of Section 4, Township 21 South, Range 3 West, being the POINT OF BEGINNING; thence run North 43° 30 minutes 00 seconds West along the Northeast line of Lots 12 and 13 in Woodland Hills 2nd Phase 1st Sector as recorded in Map Book 6, Page 138, in the Office of the Judge of Probate, Shelby County, Alabama and also along Lots 26 through 30 in Woodland Hills 1st Phase 5th Sector as recorded in Map Book 7, Page 152 in the



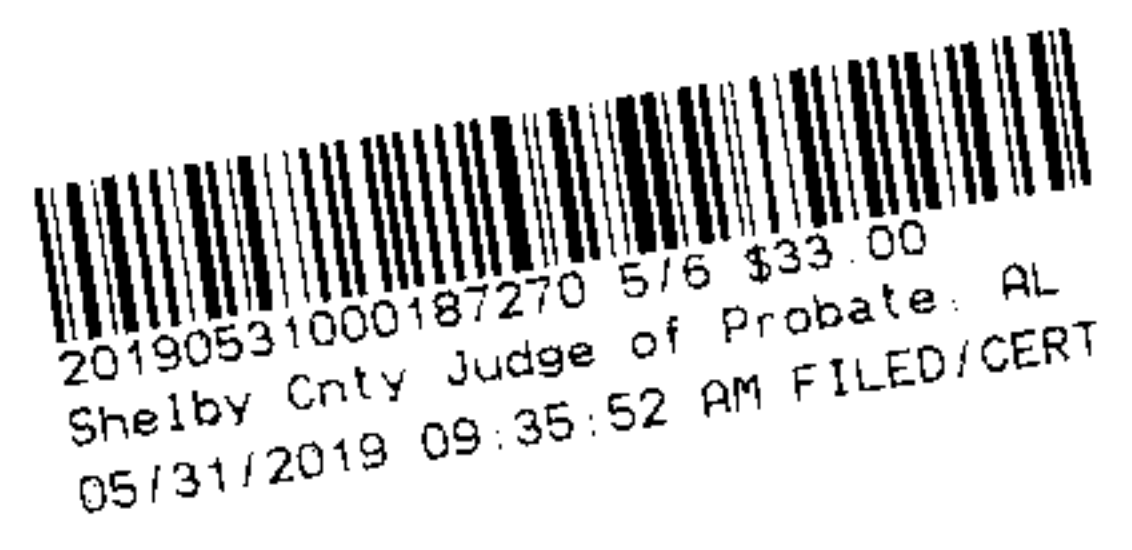
20190531000187270 4/6 \$33.00  
Shelby Cnty Judge of Probate- AL  
05/31/2019 09:35:52 AM FILED/CERT

Probate Office of the Judge of Probate, Shelby County, Alabama, and an extension of that line for a distance of 2,011.86 feet to an iron pin set on the West line of the Northeast quarter of the Southeast quarter of said Section 4; thence run North 75° 06 minutes 43 seconds West for a distance of 640.02 feet to a 1/8" rebar found; thence run North 77° 16 minutes 32 seconds West for a distance of 333.46 feet to an iron pin set on the Southeast R.O.W. line of Shelby County Highway No. 17; thence run Northeasterly and Northerly along said East R.O.W. of Shelby County Highway No. 17 to the intersection of the South boundary of the Northeast quarter of said Section 4. Said point being the Southwest corner of Common Buffer #4 as shown on Map of Cedar Grove at Sterling Gate Sector 1, Phase 2 as recorded in Map Book 24, Page 20, Probate Office Shelby County, Alabama; thence run Easterly along the South Boundary of said map Book 24, Page 20 and along the South Boundary of Cedar Grove at Sterling Gate Sector 2, Phase 2, Map Book 25, Page 52, Probate Office Shelby County, Alabama to the Southeast corner of the Southeast quarter of the Northeast quarter of said Section 4; thence run Southerly along the East line of said Section 4 for 2640 feet more or less to the Southeast corner of said Section 4 being the POINT OF BEGINNING.

Shelby County, Alabama Tax Assessor's Parcel Numbers

23 2 040 001 007.000 and 23 2 040 001 007.001

It is the intent of the grantors to convey to the grantees all of the real property owned by Felicia Ann McLaughlin whether properly described herein or not.



# 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 Felicia McLaughlin  
Mailing Address 90 Barbara Thompson  
7610 Hwy, 17  
Maylene, AL 35114

Grantee's Name Barbara Ann Thompson  
Mailing Address 7610 Hwy, 17  
Maylene, AL 35114

Property Address 7610 Hwy, 17  
Maylene, AL 35114

Date of Sale April 5, 2019

Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 1,070,070.00

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)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Tax Assessor

Transfer is pursuant to Last Will and Testament of Felicia McLaughlin

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 \_\_\_\_\_

Print Barbara Ann Thompson

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

Barbara Ann Thompson  
(Grantor/Grantee/Owner/Agent) circle one



20190531000187270 6/6 \$33.00  
Shelby Cnty Judge of Probate, AL  
# 05/31/2019 09:35:52 AM FILED/CERT

Form RT-1

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