  
20190829000317580 1/3 \$470.00  
Shelby Cnty Judge of Probate: AL  
08/29/2019 10:14:49 AM FILED/CERT

Shelby County, AL 08/29/2019  
State of Alabama  
Deed Tax: \$449.00

**THIS INSTRUMENT PREPARED BY:**

**W. L. Longshore, III  
Longshore, Buck & Longshore, P. C.  
2009 Second Avenue North  
Birmingham, AL 35203  
(205) 252-7661**

**SEND TAX NOTICE TO:**

**Brenda L. Wright  
5119 Split Rail Trail  
Birmingham, AL 35244**

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**WARRANTY DEED**

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**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **Four Hundred Forty Eight Thousand Eight Hundred and no/100 Dollars (\$448,800.00)** and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, or we, **Brenda L. Wright**, as personal representative of the Estate of **Wheeler C. Wright, Jr.**, Shelby County Probate Court Case No. PR 2018-000554 (herein referred to as grantor) does hereby grant, bargain, sell and convey unto **Brenda L. Wright** (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

**PARCEL 1:**

All that part of the NE ¼ of Section 10, Township 22 South, Range 1 West lying west of Waxahatchie Creek;

Also the N ½ of the NE ¼ of the SW ¼ of Section 10, Township 22 South, Range 1 West.

**PARCEL 2:**

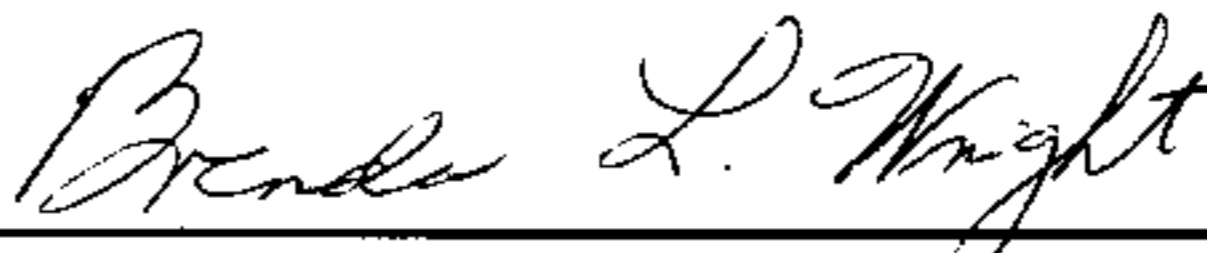
The east ½ of the SE ¼ of Section 10, Township 22, Range 1 West, together with one deep well electric pump and water system, all electrical wiring, switches, lights, electric line poles except any belonging to Alabama Power Company, Sears Roebuck Bradley Walking Tractor and two pieces of tractor equipment and all miscellaneous tools, fishing boat, timber, flowers, shrubbery, fruit trees, fruit vines, tables, fences, buildings, building materials, lake, fish and all other equipment and improvements of whatever kind or nature on said above described real estate, subject, however, to (1) any and all oil under and upon said above described real estate as reserved in that certain warranty deed given on December 31, 1953, by W. H. Watson and wife, Polly Hutto Watson, as grantors, to J. S. Perry, as grantee, and recorded in the Probate Office of Shelby County, Alabama on January 11, 1954 in Volume 164 Record of Deeds at Page 194; and (2) that certain easement given to Alabama Power Company by Joseph S. Perry and wife, Mildred G. Perry on October 12, 1954 as evidenced by written instrument recorded in Probate Office of Shelby County, Alabama on December 11, 1954 in volume 170 Record of Deeds at Page 281.


- Subject to: 1. 2019 Taxes  
2. Easement and restrictions of record

TO HAVE AND TO HOLD Unto 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 grantee, the 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 grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I or we have hereunto set my or our hand(s) and seal(s), this 19 day of August, 2019.

  
\_\_\_\_\_  
(Seal)  
Brenda L. Wright, as personal representative  
of the Estate of Wheeler C. Wright, Jr.

  
20190829000317580 2/3 \$470.00  
Shelby Cnty Judge of Probate, AL  
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#### GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brenda L. Wright, as personal representative of the Estate of Wheeler C. Wright, Jr., 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of August, 2019.

  
\_\_\_\_\_  
Notary Public:  
My Commission Expires **MY COMMISSION EXPIRES AUGUST 31, 2020**

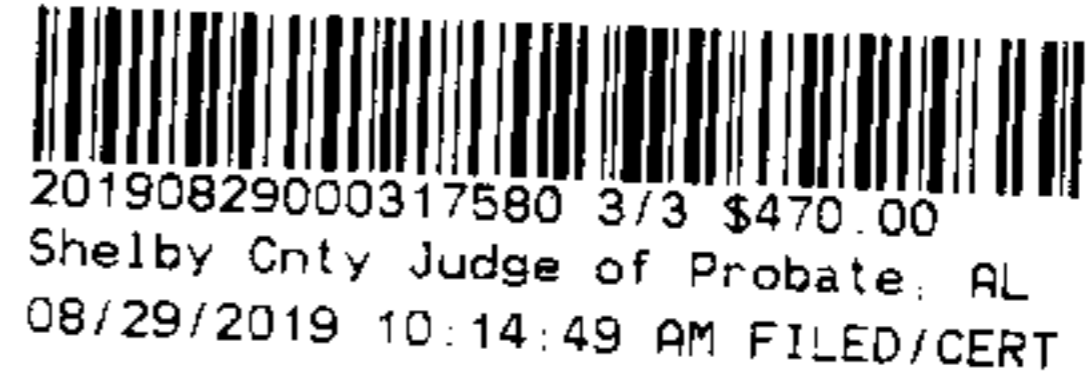
Real Estate Sales Validation Form

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

Grantor's Name: Brenda L. Wright, as personal
Mailing Address: representative of the Estate of
Wheeler C. Wright, Jr.
5119 Split Rail Trail
Birmingham, AL 35244

Grantee's Name: Brenda L. Wright
Mailing address: 5119 Split Rail Trail
Birmingham, AL 35244

Property Address: Waxahatchee Creek Parcels 1 and 2
Shelby County, AL



Tax Parcels: 29-2-10-0-000-002.000
29-2-10-0-000-006.000

Date of Sale: August 19, 2019
Total Purchase Price \$ 488,800.00
or
Actual Value \$
or
Assessor's Market Value \$688,000.00 (Grantor
owns 65.2326% of property)

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
[X] Other (Value of Estate's Interest in property 65.2326%)

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 August 19, 2019
Unattested
Verified by
Print W. L. Longshore, III
Sign [Signature] Attorney
(Grantor/Grantee/Owner/Agent) circle one