

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,

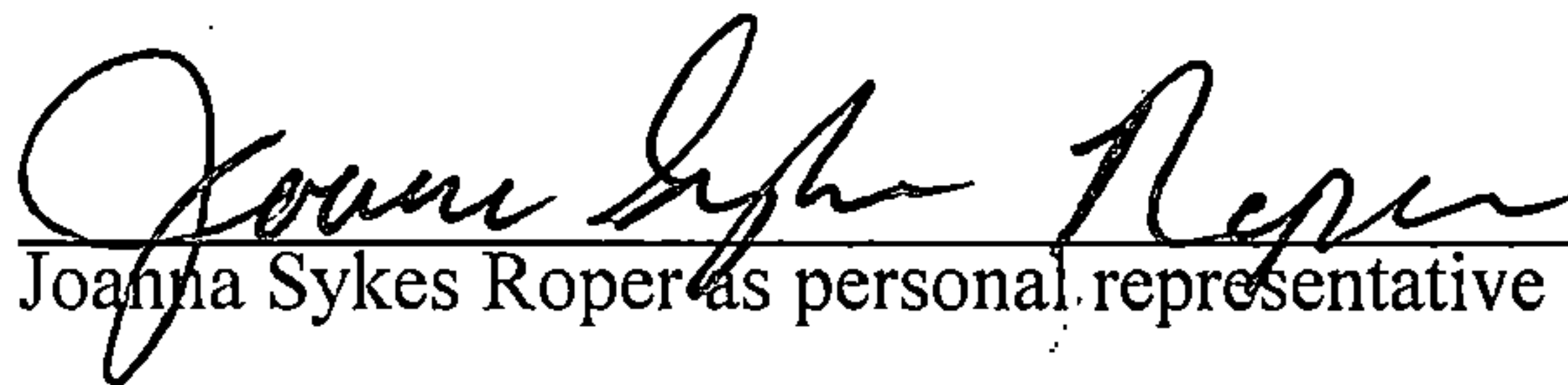
That in consideration of the distribution of the estate of Mary Hester Sykes, deceased, in accordance with her will probated in Case No. PR-2018-000758 in the Probate Court of Shelby County, Alabama, the undersigned Joanna Sykes Roper, personal representative of said estate (herein referred to as GRANTOR) pursuant to the power given to her in said will does grant, bargain, sell and convey unto Joanna Sykes Roper (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lots 1 and 2, Joe Sykes Family Subdivision, as shown on Plat recorded in Probate Office of Shelby County, Alabama, in Map Book 41, Page 52.

Mary Hester Sykes, aka Mary H. Sykes, deceased, was the surviving grantee named in the deeds recorded in Deed Book 304, Page 514, and Deed Book 340, Page 63, in the Probate Office of Shelby County, Alabama, the other grantee, Joseph E. Sykes, having died prior to the death of Mary Hester Sykes while married to her, but subsequent to the execution, delivery, and recording of said deed.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

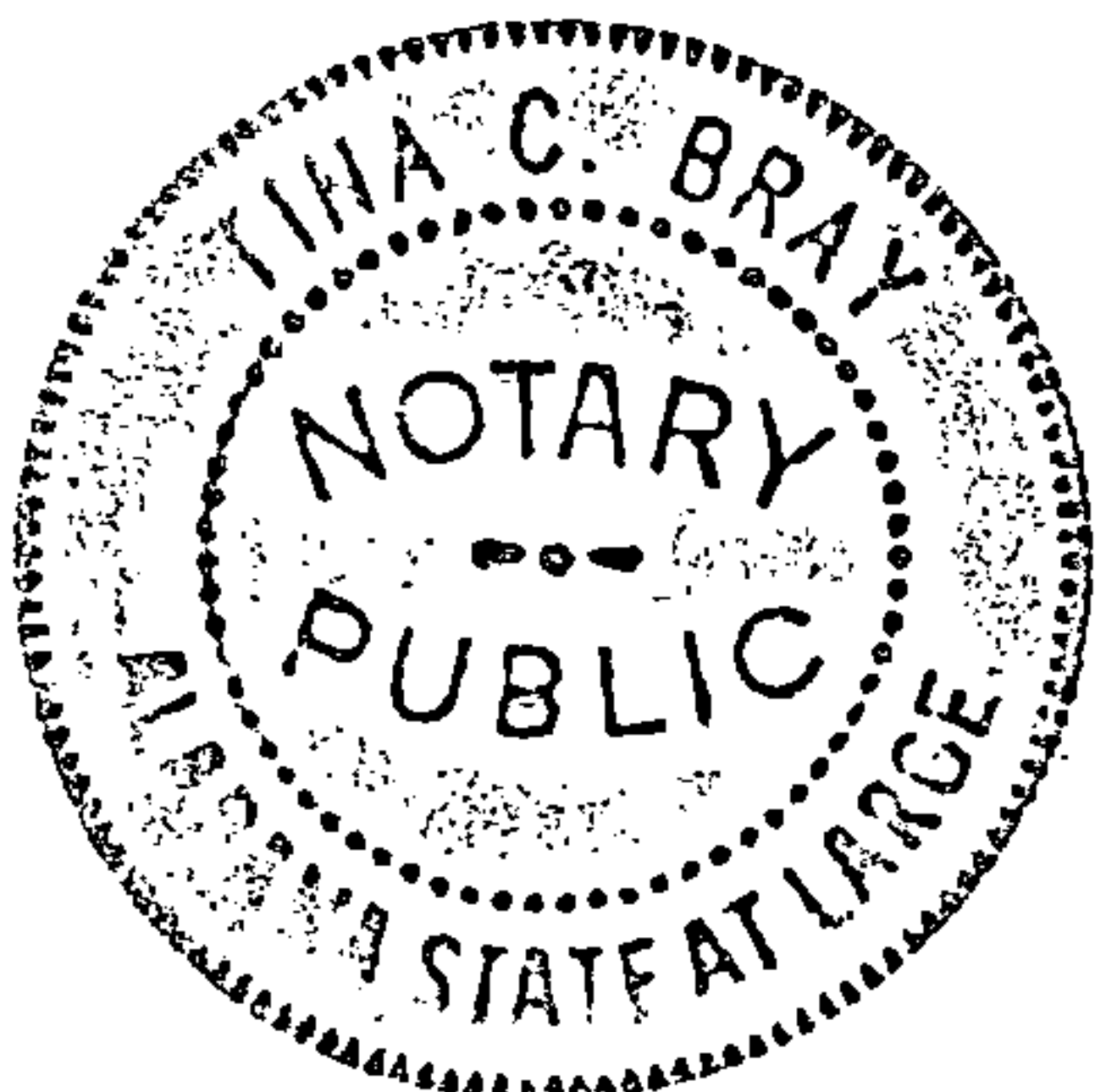
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 5th day of November, 2019.


Joanna Sykes Roper 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 Joanna Sykes Roper, whose name as personal representative of the estate of Mary Hester Sykes, 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 5th day of November, 2019.




Notary Public

My commission expires:


20191115000425600 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
11/15/2019 03:55:08 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 Estate of Mary Hester Sykes
Mailing Address 94 Wildflower Lane
Calera, AL 35040

Grantee's Name Joanna Sykes Roper
Mailing Address 94 Wildflower Lane
Calera, AL 35040

Property Address _____

Date of Sale 11-5-19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 70,600.00

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

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 11-5-19

Print Joanna Sykes Roper

☐ Unattested

Sign Joanna Sykes Roper

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20191115000425600 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
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