

PREPARED BY:

**Trussell, Funderburg, Rea & Bell, P.C.
1905 First Avenue, South
Pell City, Alabama 35125**

SEND TAX NOTICE TO:

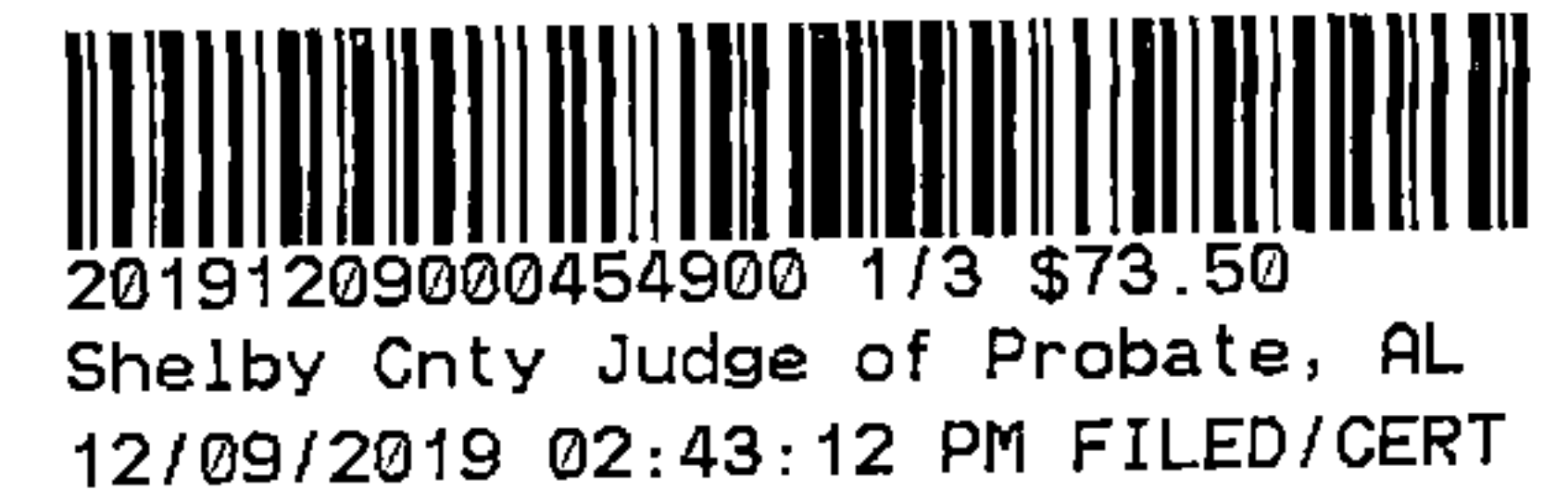
**Donna Dubisz
49196 Highway 25
Sterrett, Alabama 35147**

WARRANTY DEED

TITLE NOT EXAMINED BY PREPARER

STATE OF ALABAMA

SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100 Dollars (\$10.00) and other consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Edna R. Green, an unmarried woman**, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto **Donna Dubisz** (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

All my right, title and interest in and to the following described real property, to-wit: Begin at the intersection of the East boundary line of the Southeast Quarter of the Northwest Quarter, Section 30, Township 18 South, Range 2 East, with the Northern boundary line of Alabama Highway 25 right of way; thence North along East boundary line 373 feet; thence in a southwesterly direction 120 feet to the point of beginning; continue in a Southwesterly direction 300 feet; thence turn an angle to the left and run in a Southerly direction 85 feet to the North boundary line of Alabama Highway No. 25; thence in an Easterly direction along said Alabama Highway No. 25 boundary line 260 feet; thence turn an angle to the left and run in a Northerly direction to the point of beginning; being a part of the Southeast Quarter of the Northwest Quarter, Section 30, Township 18 South, Range 2 East, Shelby County, Alabama.

Source of Title: Warranty Deed dated April 28, 1984, and recorded in Deed Book 355, Page 606, Probate Office, Shelby County, Alabama. Description furnished by Grantee.

Grantee, Edna R. Green, hereby reserves unto herself a life estate interest in and to the foregoing described real property, including the right of possession and the right to any income produced as a result of the use of said real property for and during her lifetime. Upon the death of the said Edna R. Green, the fee simple title will be vested in the Grantee herein without reservation.

Shelby County, AL 12/09/2019
State of Alabama
Deed Tax: \$45.50

Subject to:

1. Ad valorem taxes due and payable October 1, 2019 and each subsequent year.
2. Mineral and mining rights not owned by the Grantor herein.
3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.
4. Easements, restrictions, rights of way and covenants of record, if any.

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

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal this 25th day of November, 2019.

Edna R. Green
Edna R. Green

STATE OF ALABAMA

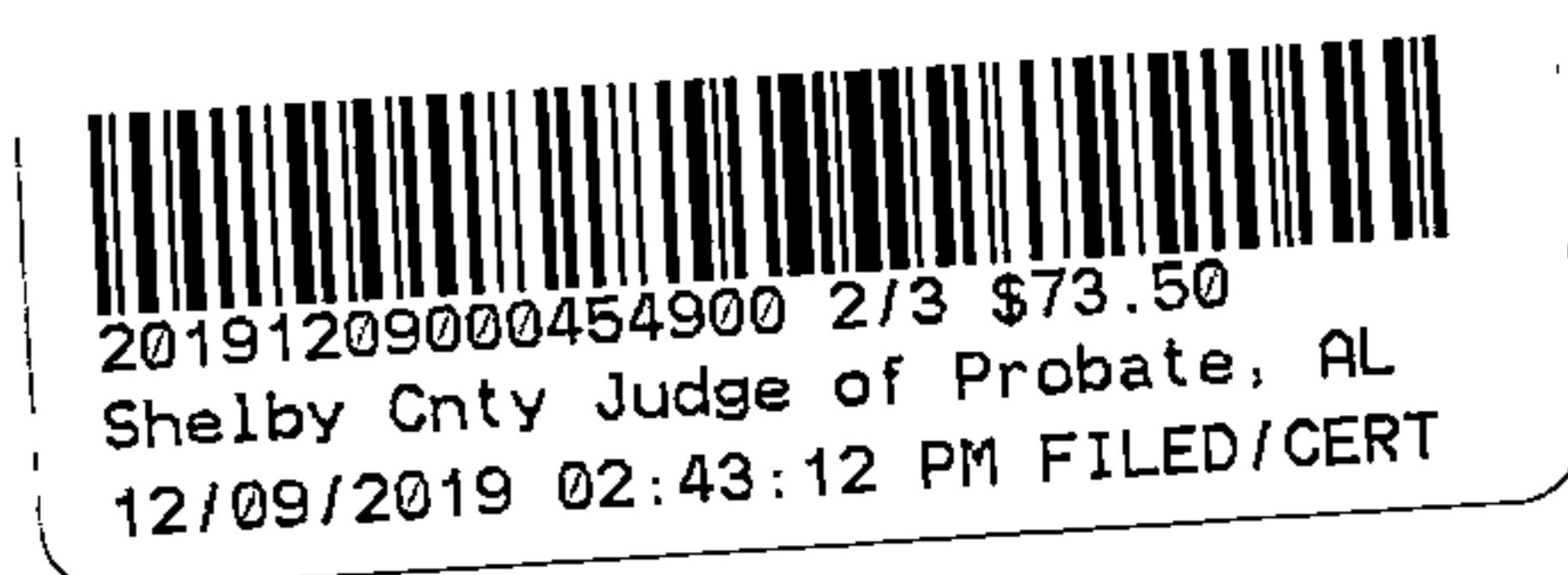
ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Edna R. Green, 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 25th day of November, 2019.

Jessie A. Brown
Notary Public
My Commission Expires Jessie A. Brown

Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 16, 2023



Real Estate Sales Validation Form

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

Grantor's Name Edna P. Green
Mailing Address 49196 Highway 25
Sterrett, Alabama 35147

Grantee's Name Donna L. Dubisz
Mailing Address 49196 Highway 25
Sterrett, Alabama 35147

Property Address 49196 Highway 25
Sterrett, Alabama 35147

Date of Sale 11/25/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 45,448.00

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 Assessor's Market Value

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 11/25/19

Print Eshina R. Funderburg

Unattested

[Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



20191209000454900 3/3 \$73.50
Shelby Cnty Judge of Probate, AL
12/09/2019 02:43:12 PM FILED/CERT

Print Form

Form RT-1