

This Instrument was Prepared by:

Send Tax Notice To: Blakely A. Mcbee

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

2516 Glendmore Place
Birmingham, AL 35216

File No.: MV-19-25951

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Albert Cecil Williams, Jr., a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Blakely A. Mcbee**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Albert C. Williams, Sr., deceased April 3, 2008, and Nellie F. Williams, deceased November 16, 2008, reserved a Life Estate in Instrument # 20090331000117910 which was terminated upon their death.

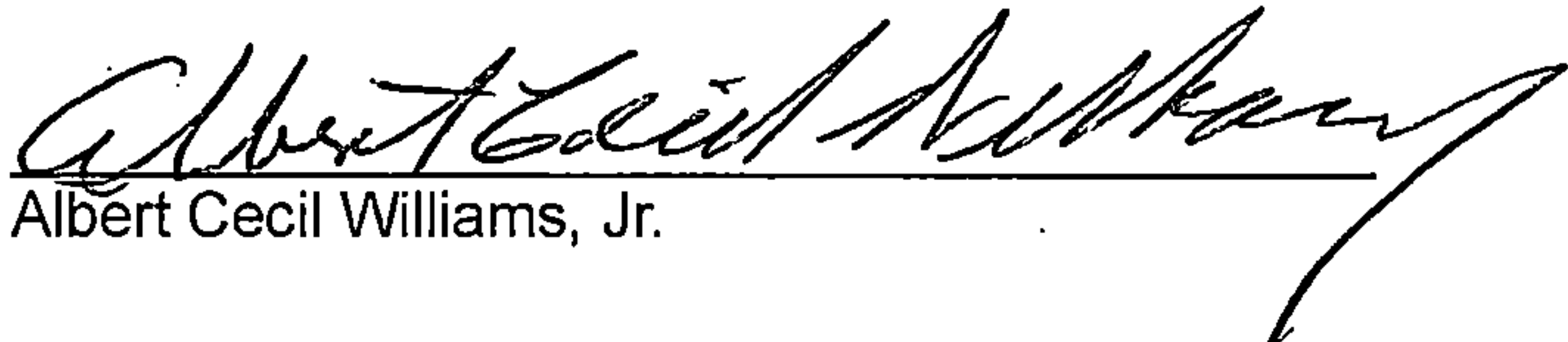
Property constitutes no part of the homestead of the Grantor herein or his spouse.

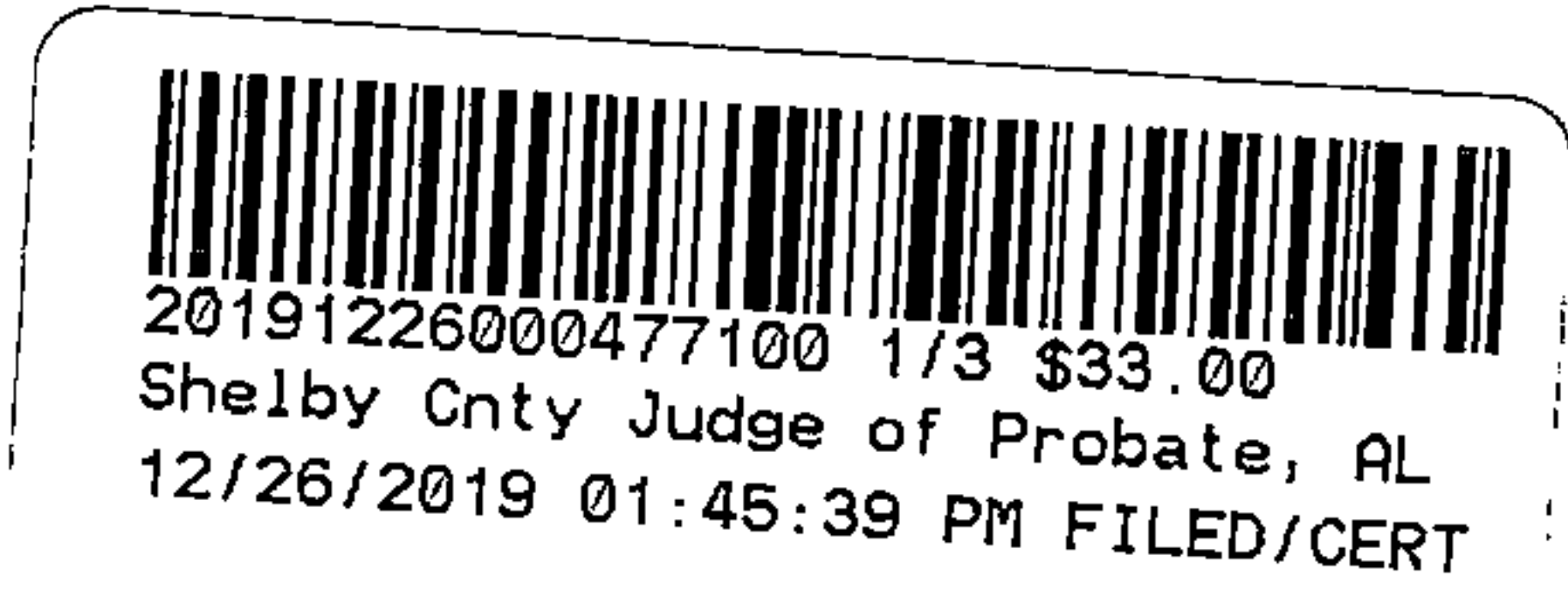
\$155,200.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of December, 2019.


Albert Cecil Williams, Jr.

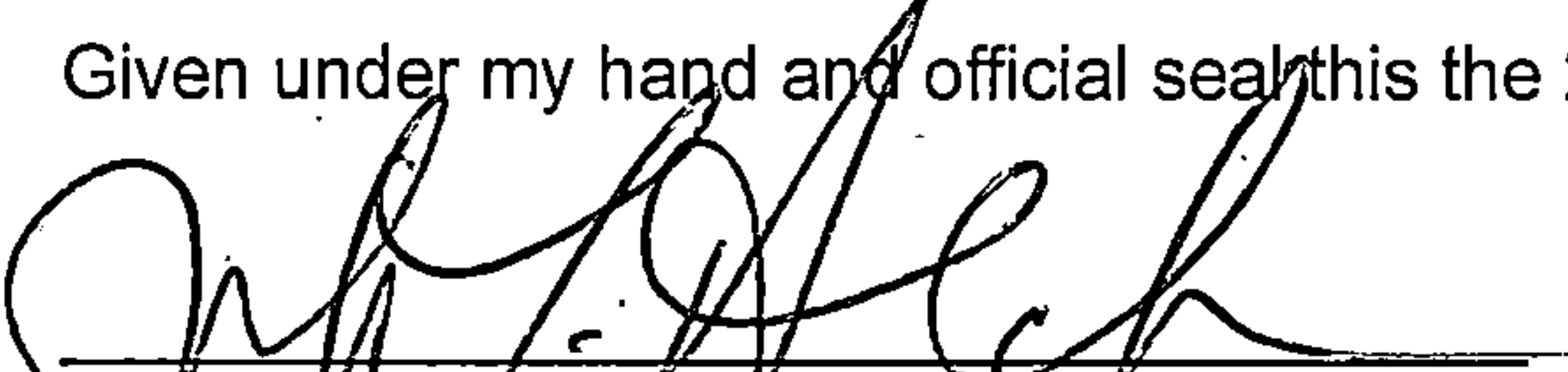


State of Alabama

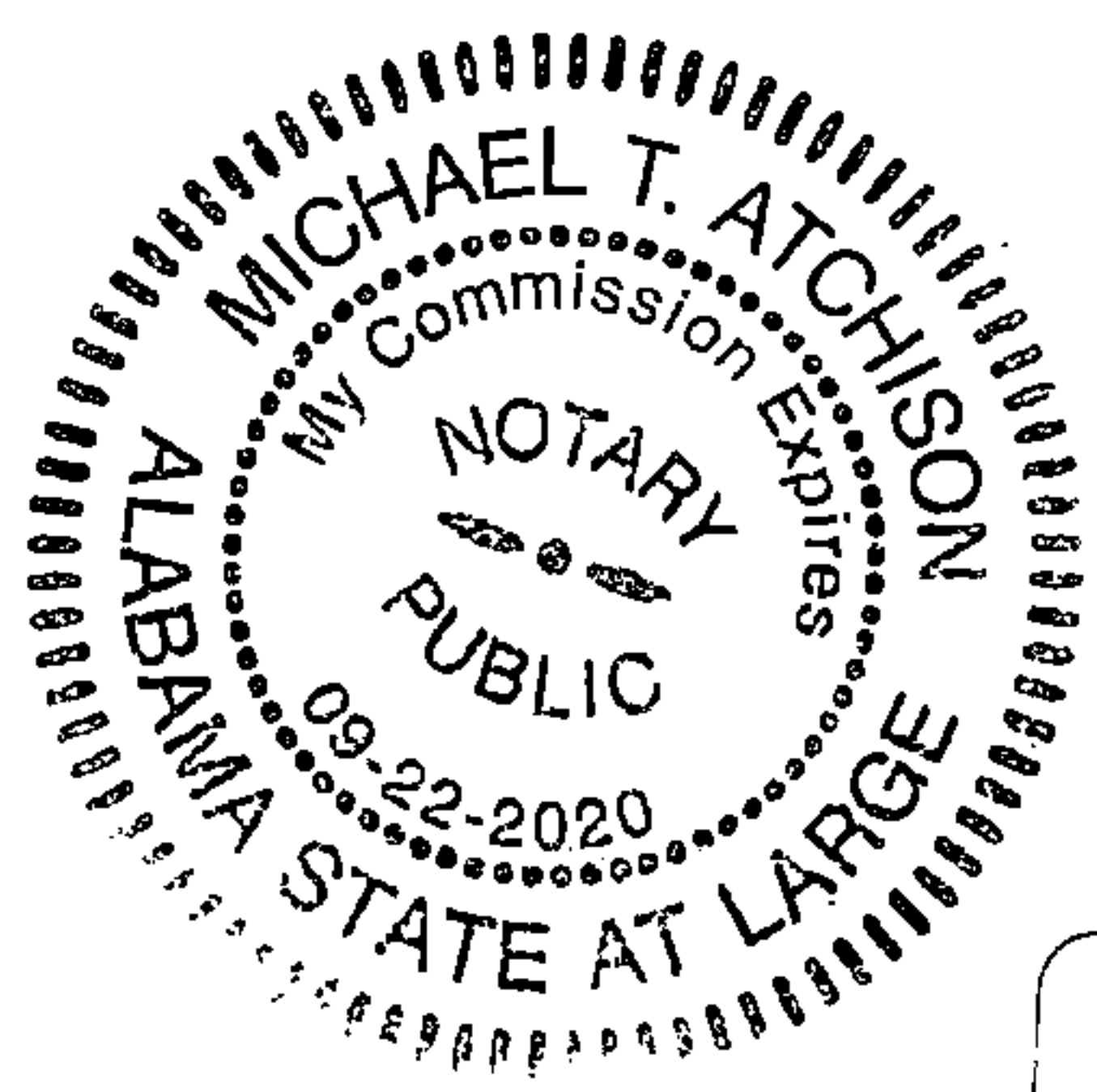
County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Albert Cecil Williams, Jr., Subject to a life estate reserved in Albert C. Williams, Sr. and Nellie F. Williams , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of December, 2019.


Notary Public, State of Alabama

My Commission Expires: 9-22-20



Shelby County, AL 12/26/2019
State of Alabama
Deed Tax: \$5.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a point where the North boundary of SE 1/4 of NE 1/4 of Section 30, Township 20 South, Range 2 East intersects the center of the Yellowleaf-Robinson Public Road, for point of beginning of the land herein described; and run thence Southerly along the center of said public road 1008 feet and 9 inches to a point; thence run West and parallel with the South boundary of said Quarter-Quarter Section to a point on the West boundary of said Quarter-Quarter Section; thence North along the West boundary of said Quarter-Quarter Section to the NW corner of said Quarter-Quarter Section; thence East along the North boundary of said Quarter-Quarter Section to the point of beginning.
Less and except right of way of said Yellowleaf-Robinson Public Road.

A parcel of land lying in the SE 1/4 of the NE 1/4, Section 30, Township 20 South, Range 2 East, and more particularly described as follows: Starting at the Southeast corner of the said SE 1/4 of NE 1/4, Section 30, Township 20 South, Range 2 East, run Westerly along the South boundary line of SE 1/4 of the NE 1/4, a distance of 585.2 feet to the center line of Shelby County Highway #441 (Yellowleaf-Robinson Public Road), the point of beginning; thence continue Westerly along the said South boundary line of said SE 1/4 of the NE 1/4 a distance of 744.8 feet to the Southwest corner of said SE 1/4 of NE 1/4; thence run Northerly along the West boundary line of said SE 1/4 of the NE 1/4 a distance of 308.0 feet to an iron marker; thence run Easterly a distance of 720.2 feet along a line that is parallel to the said South boundary line of said SE 1/4 of the NE 1/4 to a point in the center line of said Highway #441, which point is 1008.75 feet South of the point where the North line of said SE 1/4 of the NE 1/4 crosses the center line of said Highway #441; thence run Southeasterly along the center line of said Highway #441 a distance of 309.0 feet to the point of beginning.

Said parcel of land lies in the SE 1/4 of the NE 1/4, Section 30, Township 20 South, Range 2 East, Shelby County, Alabama.

Less and except the right of way of Highway #441.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying in the SE 1/4 of NE 1/4, Section 30, Township 20 South, Range 2 East, more particularly described as follows:

Starting at the NW corner of said SE 1/4 of NE 1/4, which is the point of beginning; run Easterly along the North boundary line of said SE 1/4 of NE 1/4, a distance of 620 feet to a point on the West right of way line of the Yellowleaf-Robinson Road (Shelby County Highway #441); thence run Southeasterly along the said West right of way of said Highway #441, a distance of 150.00 feet to an iron marker; thence run Westerly along a line that is parallel to, and 150.0 feet South of the said North boundary line of said SE 1/4 of NE 1/4, a distance of 622.8 feet to an iron marker on the West boundary line of said SE 1/4 of NE 1/4; thence run Northerly along said West boundary line of said SE 1/4 of NE 1/4, a distance of 150.00 feet to the point of beginning. Said parcel of land lies in said SE 1/4 of NE 1/4, Section 30, Township 20 South, Range 2 East, Shelby County, Alabama.

12-month chain of title: Instrument #20090331000117900, being a quit-claim deed to Shirley W. Vines and Albert Cecil Williams, Jr.; and Instrument #20090331000117910, being a quit-claim deed to Albert Cecil Williams, Jr.



20191226000477100 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
12/26/2019 01:45:39 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 Albert Cecil Williams, Jr.
Mailing Address P.O. Box 1740
Columbiana AL 35051

Grantee's Name Blakely A. Mcbee
Mailing Address 2516 Glendmere Place
Birmingham AL 35216

Property Address 777 Hwy 441
Wilsonville, AL 35186

Date of Sale December 20, 2019
Total Purchase Price \$160,000.00
or
Actual Value _____
or
Assessor's Market Value _____

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 of 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 December 20, 2019

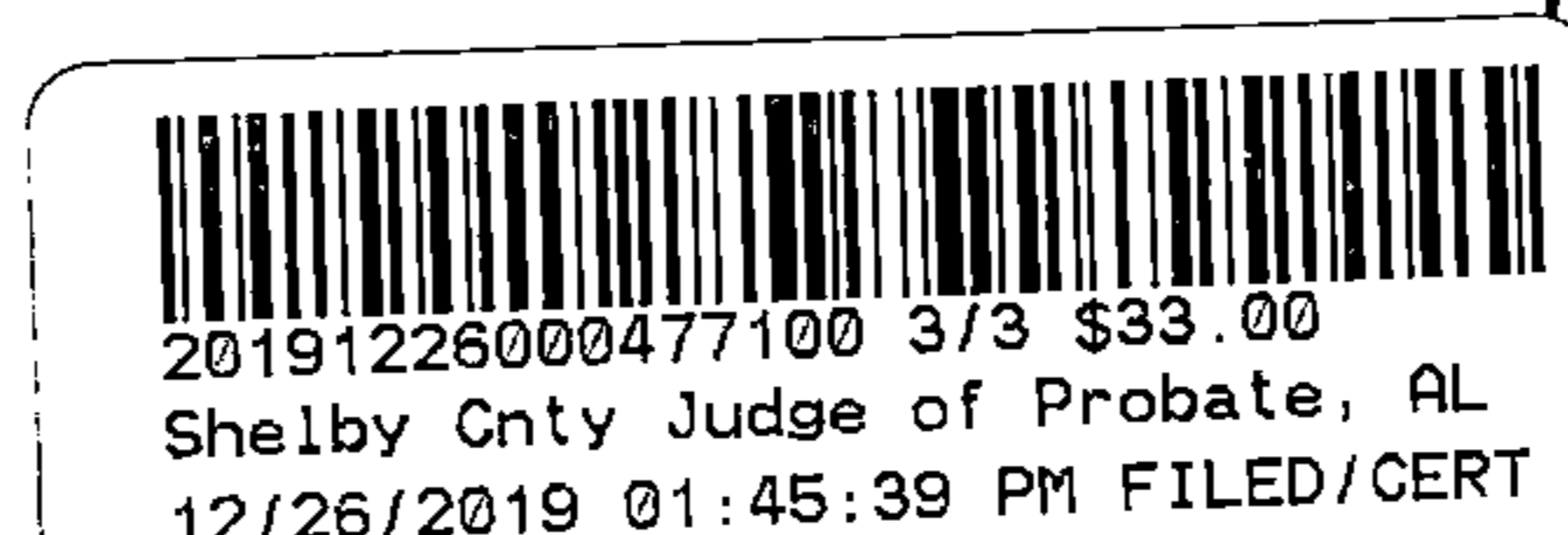
Print Albert Cecil Williams, Jr.

Unattested

(verified by)

Albert Cecil Williams, Jr.

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1