

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 Glennie Pauline Masters, deceased, in accordance with her will probated in Case No. PR-2019-000420 in the Probate Court of Shelby County, Alabama, the undersigned Patsy Diane Masters, 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 Patsy Diane Masters as Trustee of the Glennie Pauline Masters Testamentary Trust (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lots 5, 6, 7, 8, 9, 10, 11 and 12, all in Block No. 2, all according to the survey and map of Cottage Hill, a subdivision in the Town of Vincent, Alabama, and situated in the East Half of the Northeast Quarter of Section 15, Township 19 South, Range 2 East, as shown on plats recorded in Probate Office of Shelby County, Alabama, in Map Book 4, Page 37, and Map Book 4, Page 50.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 5<sup>th</sup> day of APRIL, 2020.

Patsy Diane Masters  
Patsy Diane Masters as personal representative

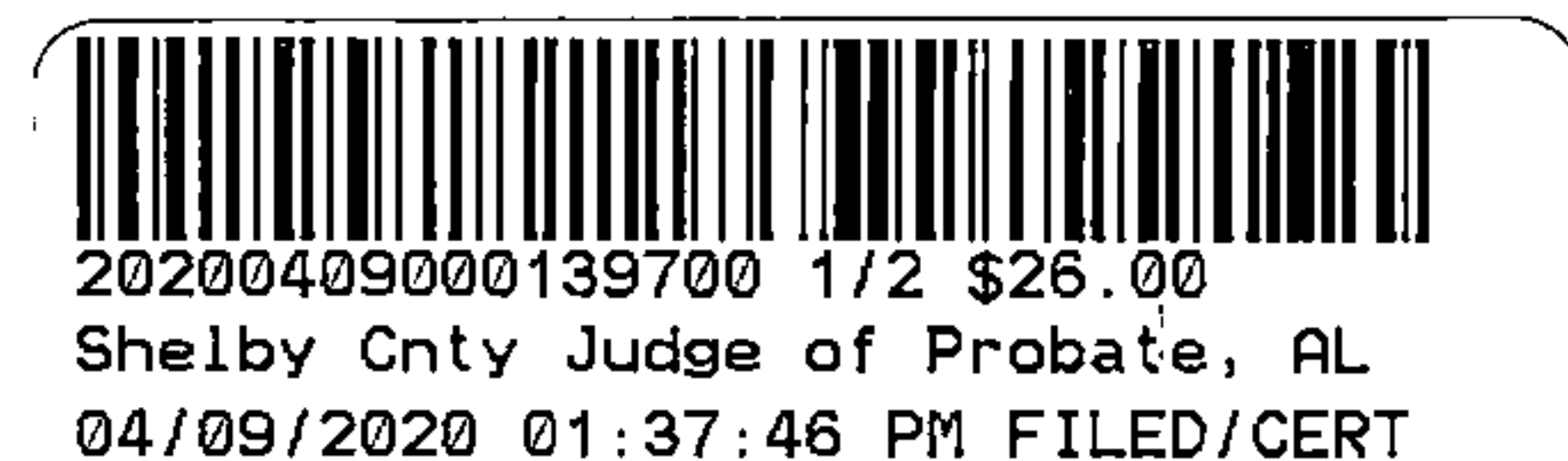
**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patsy Diane Masters, whose name as personal representative of the estate of Glennie Pauline Masters, 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 5<sup>th</sup> day of April, 2020.

Krissie J. Masters  
Notary Public

My commission expires: 11-15-2020





## Real Estate Sales Validation Form

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

|                  |                                                       |                         |                                                       |
|------------------|-------------------------------------------------------|-------------------------|-------------------------------------------------------|
| Grantor's Name   | <u>Estate of Glennie Pauline Masters</u>              | Grantee's Name          | <u>Glennie Pauline Masters Trust</u>                  |
| Mailing Address  | <u>535 Howard Hill Dr</u><br><u>Vincent, AL 35178</u> | Mailing Address         | <u>535 Howard Hill Dr</u><br><u>Vincent, AL 35178</u> |
| Property Address | <u>17 College St.</u><br><u>Vincent, AL</u>           | Date of Sale            | <u>4-5-2020</u>                                       |
|                  |                                                       | Total Purchase Price    | \$ _____                                              |
|                  |                                                       | or                      |                                                       |
|                  |                                                       | Actual Value            | \$ _____                                              |
|                  |                                                       | or                      |                                                       |
|                  |                                                       | Assessor's Market Value | \$ <u>88,530.00</u>                                   |

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)

|                                            |                                    |
|--------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other     |
| <input type="checkbox"/> Closing Statement |                                    |

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 4-5-2020

Print PATSY DIANE MASTERS

☐ Unattested

Sign Patsy Diane Masters

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20200409000139700 2/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
04/09/2020 01:37:46 PM FILED/CERT

Form RT-1