

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 Ianthe H. Wallace, deceased, in accordance with her will probated in Case No. PR-2018-000689 in the Probate Court of Shelby County, Alabama, the undersigned Calvin Rex Whitworth, personal representative of said estate (herein referred to as GRANTOR) pursuant to the power given to him in said will does grant, bargain, sell and convey unto Carol Sue Swenson, Jenni Lou Moore, and Calvin Rex Whitworth (herein referred to as GRANTEE, whether one or more) the undivided interest of the decedent in and to the following described real estate situated in Shelby County, Alabama to-wit:

A residential lot located in the SE ¼ of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama, as further described as Wallace Lot in plat of survey by Larry W. Carver dated October 11, 1998, as recorded in Map Book 25, page 82, in the Probate Office of Shelby County, Alabama.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the

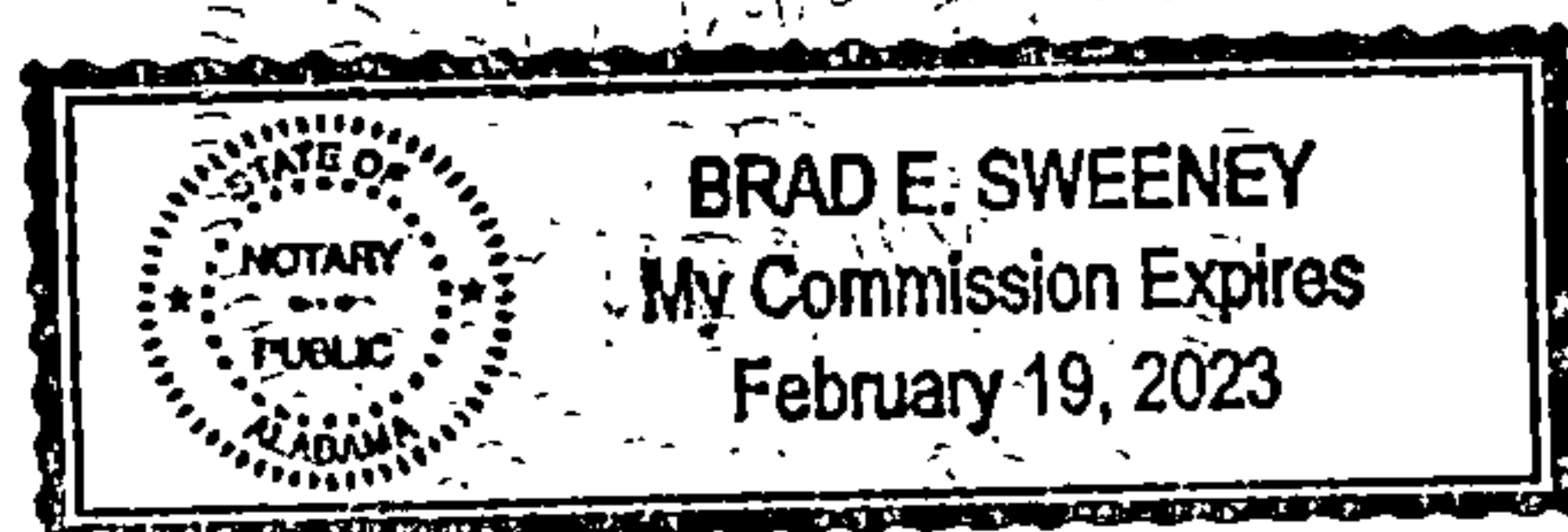
5 day of ~~November, 2019~~ **FEBRUARY 2020**

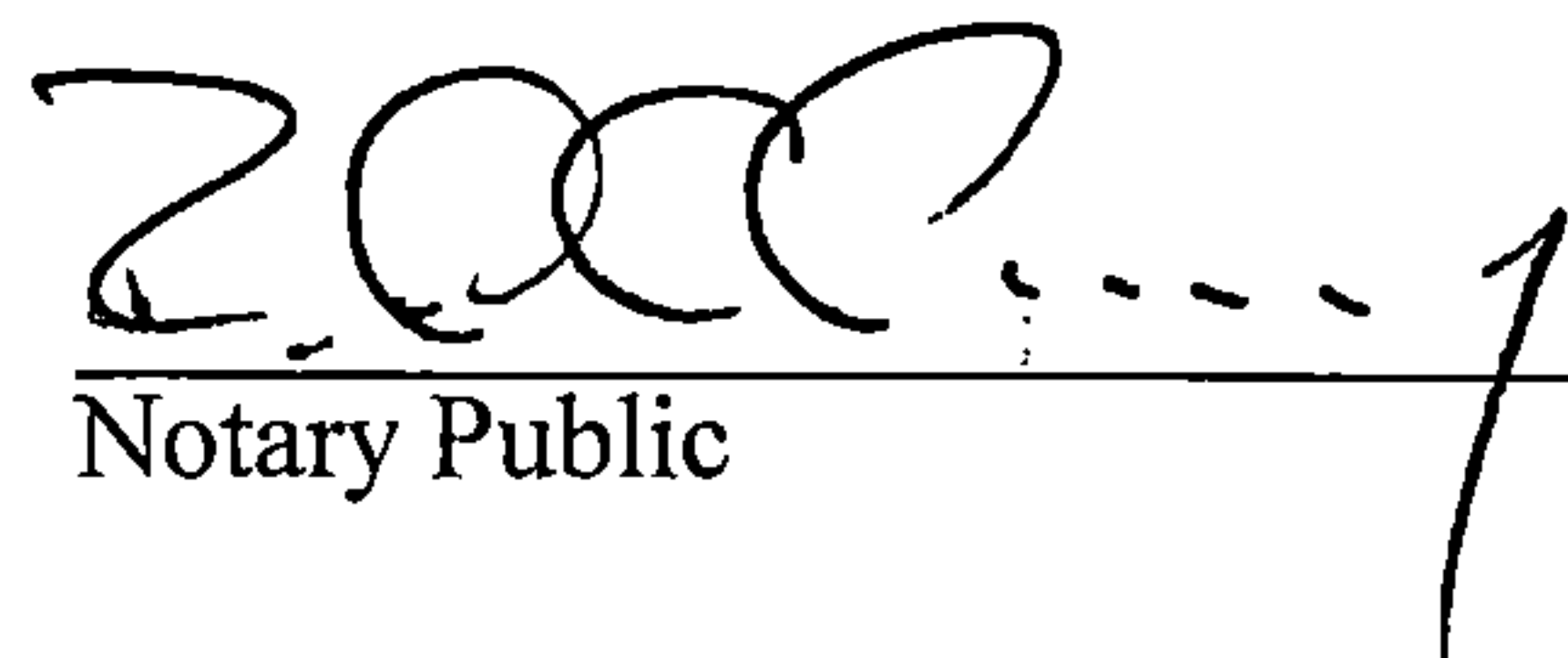

Calvin Rex Whitworth as personal representative

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Calvin Rex Whitworth, whose name as personal representative of the estate of Ianthe H. Wallace, 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, he 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 February, ~~2019~~ **2020**.




Notary Public

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 Janthe H. Wallace
Mailing Address 7765 Hwy 41 South
Leeds, AL 35094

Grantee's Name: Carol Sue Swanson, Jenni Lou Moore,
Mailing Address: Calvin Rex Whitworth
384 Hawksview Dr, Leeds, AL 35094

Property Address: 184 Hawks View Dr
Leeds, AL 35094

Date of Sale 2/5/2020
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
 $\frac{1}{2}$ Assessor's Market Value \$ 83,690.00

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 2/5/2020

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one
Print William R. Justice

☐ Unattested

(Verified by)