

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 Faye Frederick, deceased, in accordance with her will probated in Case No. PR-2019-000504 in the Probate Court of Shelby County, Alabama, the undersigned Glenda Frederick, 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 Glenda Frederick (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NE Corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 31, Township 21 South, Range 1 East; thence run West along the North line of said quarter-quarter Section a distance of 1095.39 feet to the point of beginning at the NW corner of the John Boaz lot; thence continue along said quarter-quarter section line a distance of 230.73 feet to an iron rail at the NW corner of the said NE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence run South along the West boundary line of the said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 682.00 feet to a point; thence run in a Northeasterly direction a distance of 687 feet more or less to a point at the Southernmost corner of the John Boaz lot; thence run Northwesterly along the SW boundary of the said John Boaz lot a distance of 416.51 feet to the point of beginning.

Said parcel of land is lying in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 31, Township 21 South, Range 1 East and contains 5.0 acres more or less.

The above description is subject to the rights and privileges of the Alabama Power Company by a Transmission Line Permit as recorded in Probate records of Shelby County - Book 231, Page 523. Mineral and Mining rights are also excepted from the above description.

Also, that part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 31, Township 21 South, Range 1 East lying Southwesterly of the Old Fort Williams Road, and Northeasterly of County Paved Highway No. 28; said property lying between the two said roads; situated in Shelby County, Alabama.

Faye Frederick is one and the same as Maudie Faye Frederick, and she was the surviving grantee named in deeds recorded in Deed Book 265, page 487, and Deed Book 299, page 360, in the Probate Office of Shelby County, Alabama. The other grantee, Willard Jean Frederick, died on February 7, 2016, while married to Faye Frederick.

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
1st day of May, 2020.

Glenda Frederick
Glenda Frederick 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 Glenda Frederick, whose name as personal representative of the estate of Faye Frederick, 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 1st day of May, 2020.



William R. Justice
Notary Public
My commission expires: 9-12-23


20200506000176770 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
05/06/2020 08:55:51 AM 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 Glenda Frederick personal
Mailing Address rep of Faye Frederick Estate
360 Lynn Drive
Columbiana, AL 35051

Grantee's Name Glenda Frederick
Mailing Address 360 Lynn Drive
Columbiana, AL 35051

Property Address 360 Lynn Drive
Columbiana, AL

Date of Sale 5-1-2020
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 163,950.00

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 5-1-2020

Print Glenda Frederick

☐ Unattested

Sign Glenda Frederick

Verified by)

(Grantor/Grantee/Owner/Agent) circle one



20200506000176770 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
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Form RT-1