

20200513000189340
05/13/2020 12:46:16 PM
DEEDS 1/4

This instrument was prepared by:

Send tax notice to:

Justin Smitherman, Esq.
173 Tucker Road
Suite 201
Helena, AL 35080

Holland & Holland Properties LLC
932 Vestlake Cove Drive
Vestavia Hills, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY THOUSAND AND 00/100 Dollars (\$40,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, Deborah Ann Griffin and James C. Wesson as Co-Personal Representatives of the Estate of Robert C. Wesson, Deceased, Probate Case No. PR-2019-000556, and Deborah Ann Griffin and James C. Wesson, as Trustees of the Robert C. Wesson, Testamentary Trust (herein referred to as grantor, whether one or more), do hereby grant, bargain, sell and convey unto Holland & Holland Properties LLC (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 and incorporated herein by reference.

Subject to:

1. Ad Valorem taxes for the year 2020 and subsequent years.
2. Existing ordinances, easements, restrictions, covenants, encumbrances, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And the said grantor does for itself, and for its successors and assigns, covenant with the said grantee, its successors and assigns, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good and lawful right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Deborah Ann Griffin and James C. Wesson, as Co-Personal Representatives of the Estate of Robert C. Wesson and as Trustees of the Robert C. Wesson, Testamentary Trust, have caused these presents to be executed and have hereto set their signatures and seals, for said Estate and Trust, this 12th day of May, 2020.

Estate of Robert C. Wesson, Deceased,
Probate Case No. PR-2019-000556

Deborah Ann Griffin (Seal)
Deborah Ann Griffin, Co-Personal Representative

James C. Wesson (Seal)
James C. Wesson, Co-Personal Representative

Robert C. Wesson Testamentary Trust

Deborah Ann Griffin (Seal)
Deborah Ann Griffin, Trustee

James C. Wesson (Seal)
James C. Wesson, Trustee

ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah Ann Griffin and James C. Wesson, whose names as Co-Personal Representatives of the Estate of Robert C. Wesson, and as Trustees of the Robert C. Wesson Testamentary Trust, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they, as such Co-Personal Representatives and Trustees and with full authority, executed the same voluntarily for said Estate and Trust on the day the same bears date.

Given under my hand and official seal this 12th day of May, 2020.

My Commission Expires: My Commission Expires
March 22, 2022

Sherry L. Singleton
NOTARY PUBLIC

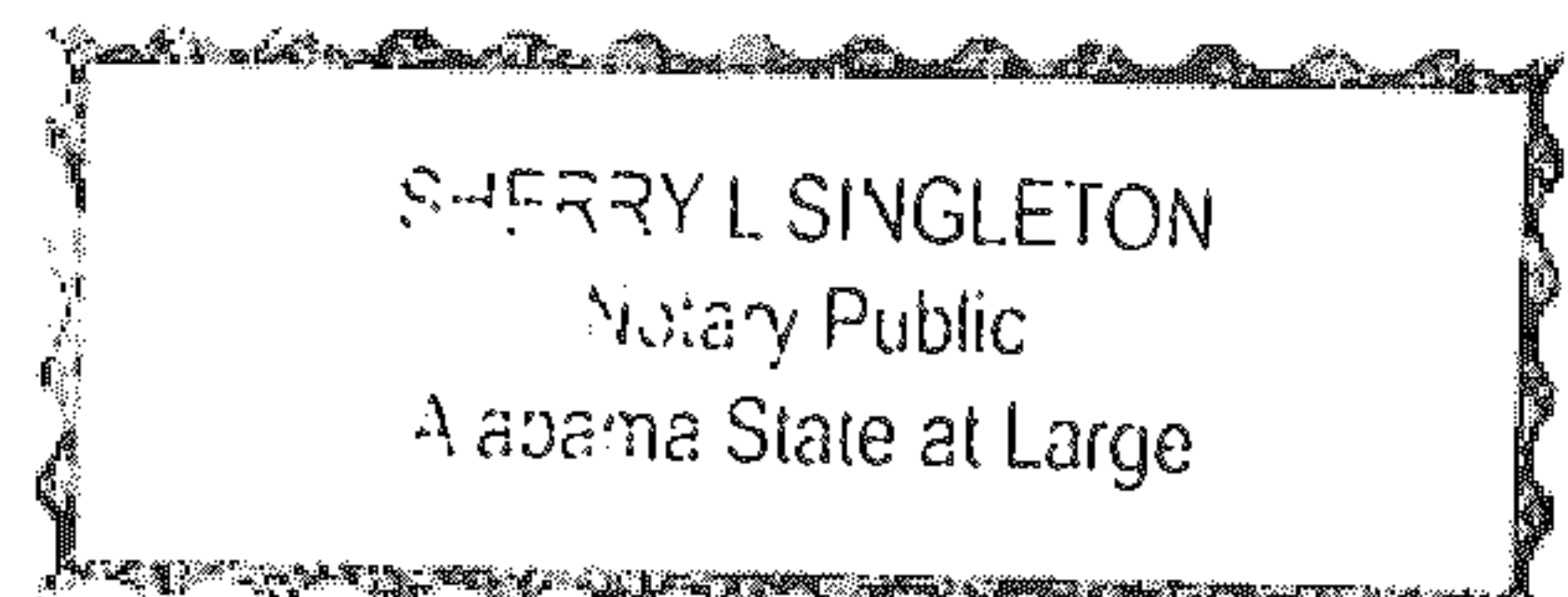


EXHIBIT "A"
Property Description

Closing Date: May 12, 2020

Buyer(s): Holland & Holland Properties LLC

Property Address: 88 Lakeview Circle, Vandiver, AL 35176

PROPERTY DESCRIPTION:

Commence at the Southwest corner of the SE 1/4 at the SW 1/4 of Section 9, Township 18 South, Range 1 East; thence run North 44 deg. 00 min, 43 sec. East for a distance of 1250.66 feet to the point of beginning; thence turn 76 deg. 29 min. 43 sec. to the left and run North 32 deg. 29 min. West for 395.10 feet to a point on the southerly margin of a paved Access Road; thence turn 93 deg. 55 min. 15 sec. to the right and run North 61 deg. 26 min. 15 sec. East for 112.77 feet; thence turn 32 deg. 59 min. 45 sec. to the left and run North 28 deg. 26 min. 30 sec. East for 70.0 feet; thence turn 100 deg. 15 min. 10 sec. to the right and run South 50 deg. 48 min. 20 sec. East for 150.0 feet; thence turn 29 deg. 40 min. 00 sec. to the left and run South 80 deg. 28 min. 20 sec. East for 266.56 feet; thence turn 124 deg. 29 min. 03 sec. to the right and run South 44 deg. 00 min. 43 sec. West for 430.31 feet to the point of beginning; being situated in Shelby County, Alabama.

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 Robert C. Wesson and Robert C. Wesson, Testamentary TrustMailing Address 3516 Meadowbrook Circle
Birmingham, AL 35242Property Address 88 Lakeview Circle
Vandiver, AL 35176Grantee's Name Holland & Holland Properties LLCMailing Address 932 Vestlake Cove Drive
Vestavia Hills, AL 35242Date of Sale May 12, 2020Total Purchase Price \$40,000.00

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

☐ Appraisal
☐ Other:

☐ 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 5/12/2020Print Deborah Ann Griffin

Sign

Deborah Ann Griffin
(Grantor/Grantee/ Owner/ Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2020 12:46:16 PM
\$75.00 CHERRY
20200513000189340

Allen S. Byrd