

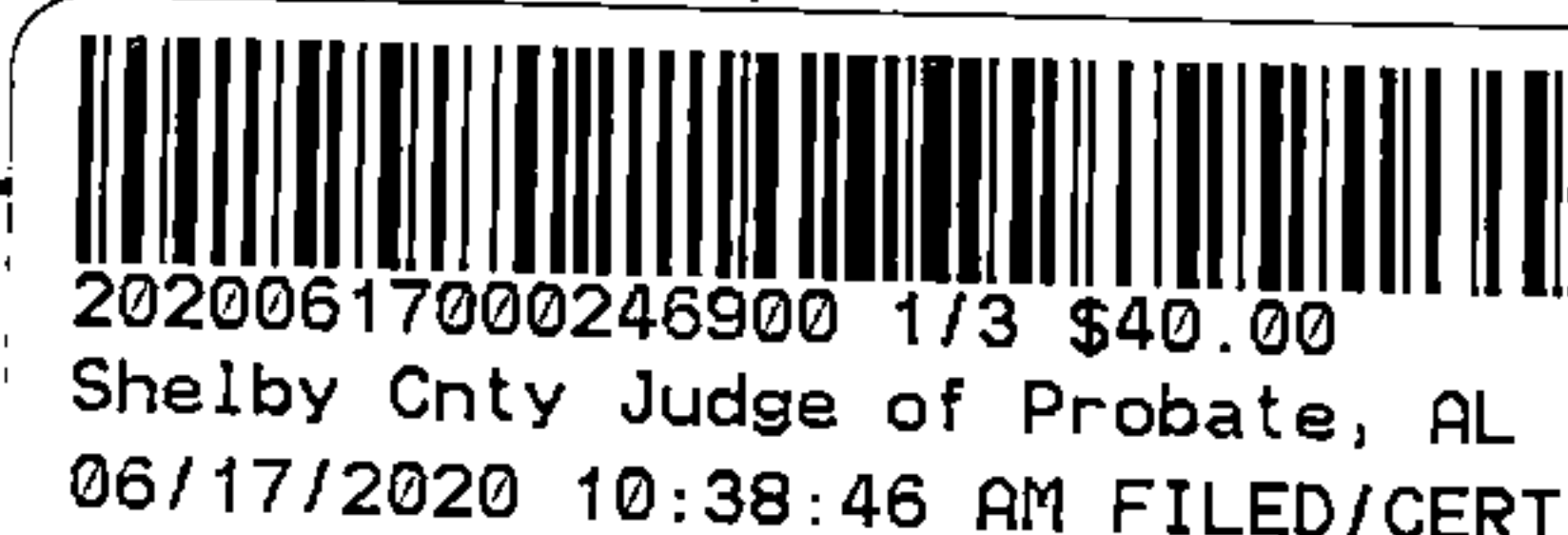
This Deed was prepared from data furnished by the Grantor. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Wanda Thornton Nix

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ELEVEN THOUSAND SIX HUNDRED THIRTY DOLLARS AND ZERO CENTS (\$11,630.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**The Estate of Cornell Thornton, Case #PR-2018-000088,
Probate Office Shelby County, Alabama**

grant, bargain, sell and convey unto,

Wanda Thornton Nix

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2019 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor, or of her spouse.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of December, 2019.

Ethel Marita Thornton Dixon
Personal Representative

Estate of Cornell Thornton
Case # PR-2018-000088
By: Ethel Marita Thornton Dixon
As: Personal Representative

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ethel Marita Thornton Dixon as Personal Representative of the Estate of Cornell Thornton, Case #PR-2018-000088, 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 20th day of December, 2019.



April Clark
Notary Public
My Commission Expires: 9/22/2020

EXHIBIT A LEGAL DESCRIPTION

Commence at the NE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 22 South, Range 2 West; thence run South along the East line of said Quarter-Quarter Section 362.94 feet; thence turn 90 degrees 10 minutes 40 seconds right and run Westerly 499.47 feet for a point of beginning; thence continue along last described course 100.00 feet; thence turn 90 degrees left and run Southerly 300.00 feet; thence turn 90 degrees left and run Easterly 100.00 feet; thence turn 90 degrees left and run Northerly 300.00 feet to the point of beginning.



20200617000246900 2/3 \$40.00
Shelby Cnty Judge of Probate, AL
06/17/2020 10:38:46 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 Est of Cornell Thornton
Mailing Address 101 Co Rd 365
Clanton AL 35045

Grantee's Name Wanda Thornton Vix
Mailing Address _____

Property Address _____
100 Church Dr
Clanton AL 35045

Shelby County, AL 06/17/2020
State of Alabama
Deed Tax: \$12.00

Date of Sale 12-20-19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 11,630.00

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 tax value

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 _____

Print Ethel Marita Thornton Dixon

☐ Unattested

Sign Ethel Marita Thornton Dixon
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20200617000246900 3/3 \$40.00
Shelby Cnty Judge of Probate, AL
06/17/2020 10:38:46 AM FILED/CERT

Form RT-1