

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 Carolyn Stephens, a/k/a Carolyn L. Stephens, deceased, in accordance with her will probated in Case No. PR-2019-000957 in the Probate Court of Shelby County, Alabama, the undersigned Towana Pardue, 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 Towana Pardue (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama:

PARCEL 2

BEGIN at the NE Corner of the NW 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 88° 22' 57" W for a distance of 168.04 feet; thence S 00° 18' 45" W for a distance of 1358.00 feet; thence S 88° 17' 17" E for a distance of 168.05 feet to the SE Corner of the NW 1/4 of the NE 1/4 of above said Section 3; thence continue direction S 88° 17' 17" E for a distance of 665.58 feet; thence N 00° 19' 46" E for a distance of 1359.37 feet; thence N 88° 22' 57" W for a distance of 665.96 feet to the POINT OF BEGINNING. Said Parcel containing 26.00 acres, more or less.

PARCEL 9

Commence at the at the NW Corner of the SE 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence S 88° 17' 17" E for a distance of 565.58 feet to the POINT OF BEGINNING; thence continue direction S 88° 17' 17" E for a distance of 100.00 feet; thence S 00° 19' 46" W for a distance of 1073.36 feet to the Northerly R.O.W. line of Shelby County Highway 22, and the beginning of a curve to the right, having a radius of 3000.00 feet, and subtended by a chord bearing S 68° 52' 23" W, and a chord distance of 301.41 feet; thence along the arc of said curve and said R.O.W. line for a distance of 301.53 feet; thence N 15° 24' 18" W and leaving said R.O.W. line for a distance of 84.11 feet; thence N 03° 56' 05" W for a distance of 58.13 feet; thence N 14° 01' 23" E for a distance of 193.93 feet; thence N 10° 40' 12" W for a distance of 50.27 feet; thence N 51° 32' 57" W for a distance of 196.06 feet; thence N 43° 20' 48" W for a distance of 65.14 feet; thence N 29° 43' 28" W for a distance of 79.75 feet; thence N 02° 25' 23" W for a distance of 200.10 feet; thence N 16° 28' 07" E for a distance of 165.50 feet; thence N 09° 38' 56" W for a distance of 50.81 feet; thence S 63° 15' 05" E for a distance of 34.94 feet; thence S 88° 17' 17" E for a distance of 129.35 feet; thence N 51° 02' 05" E for a distance of 287.30 feet to the POINT OF BEGINNING. LESS AND EXCEPT PARCEL 8. Said Parcel containing 8.24 acres, more or less.

ALSO AND INCLUDING a 20-foot Wide Ingress/Egress Easement, lying 10 feet either side



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Shelby Cnty Judge of Probate, AL
07/22/2020 01:41:50 PM FILED/CERT

of and parallel the following described centerline:

Commence at the at the NW Corner of the SE 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence N 88° 17' 17" W for a distance of 168.05 feet; thence N 00° 18' 45" E for a distance of 10.00 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence S 88° 17' 17" E for a distance of 318.32 feet; thence S 09° 38' 56" E for a distance of 236.94 feet; thence S 16° 28' 07" W for a distance of 165.50 feet; thence S 02° 25' 23" E for a distance of 200.10 feet; thence S 29° 43' 28" E for a distance of 79.75 feet; thence S 43° 20' 48" E for a distance of 65.14 feet; thence S 51° 32' 57" E for a distance of 196.06 feet; thence S 10° 40' 12" E for a distance of 50.27 feet; thence S 14° 01' 23" W for a distance of 193.93 feet; thence S 03° 56' 05" E for a distance of 58.13 feet; thence S 15° 24' 18" E for a distance of 84.11 feet to the Northerly R.O.W. line of Shelby County Highway 22 and the POINT OF ENDING OF SAID CENTERLINE.

ALSO AND INCLUDING A 60-foot Wide Ingress/Egress Easement, as recorded in DB 155, PG 632 and SUBJECT TO a 30' x 30' Easement as shown on Brantley Family Subdivision, recorded in MB 24, PBG 12, all in the office of the Judge of Probate of Shelby County, Alabama.

If GRANTEE should desire to convey any of the above described real property to a third party, then Lyle Stephens, or his children should he be deceased, shall have the right of first refusal to purchase such real property on the same terms as offered by the third party purchaser. The right of first refusal must be exercised within 30 days of the date the holder or holders of the right are notified of the third party offer. This right of first refusal shall terminate 30 years from the date of this deed.

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

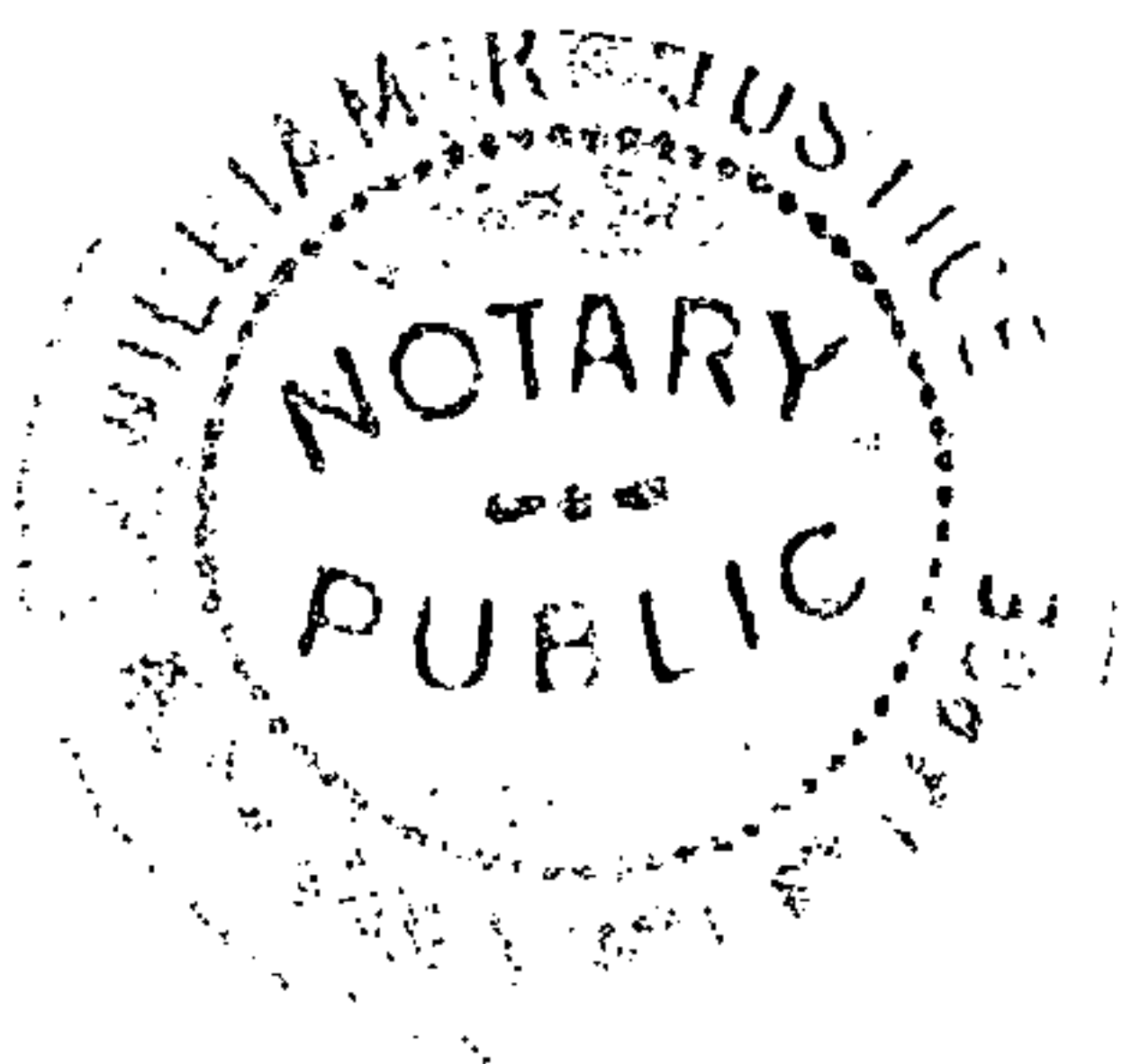
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
20 day of July, 2020.



Towana Pardue as personal representative

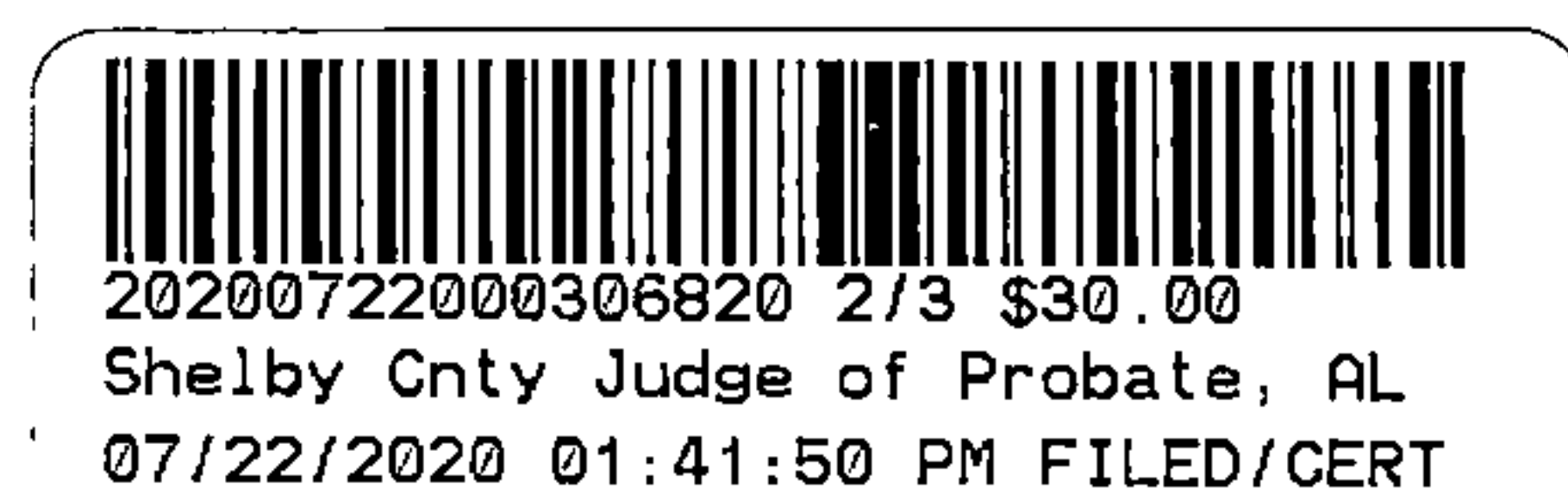
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Towana Pardue, whose name as personal representative of the estate of Carolyn Stephens, 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 20th day of July, 2020.




Notary Public
My commission expires: .



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 Carolyn Stephens
Mailing Address 88 Stephens Dr.
Montevallo, AL 35115

Grantee's Name Towana Pardue
Mailing Address 88 Stephens Dr.
Montevallo, AL 35115

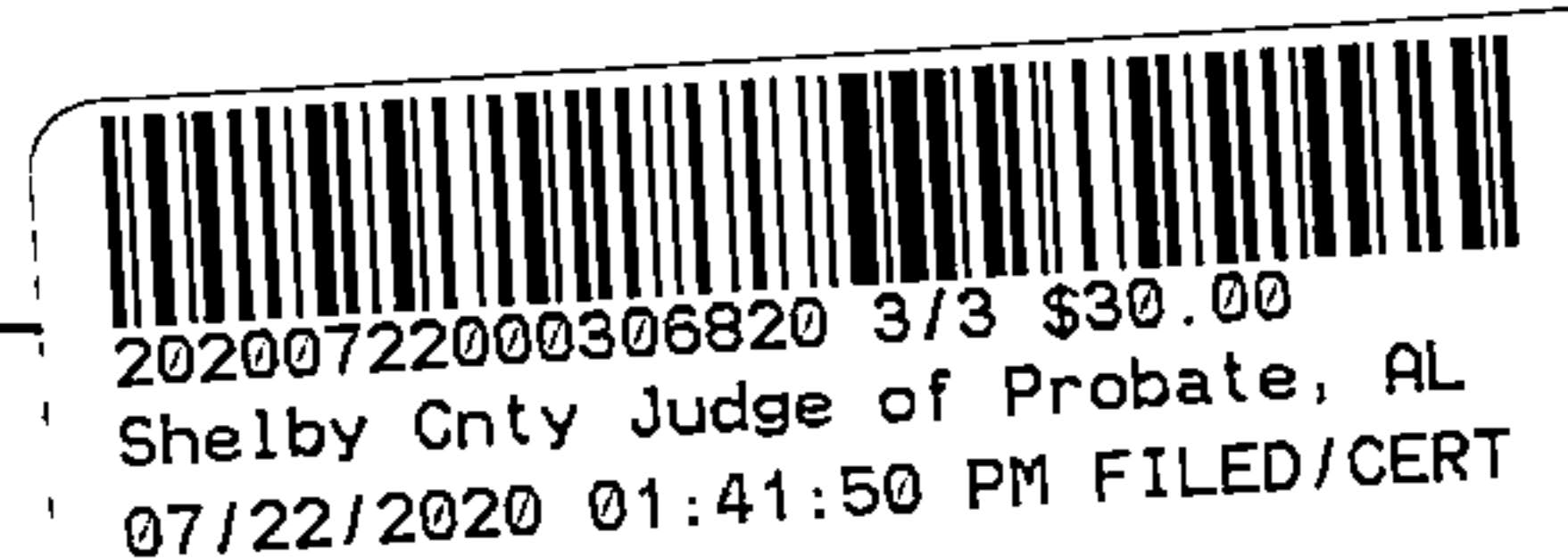
Property Address Stephens Drive
Montevallo, AL

Date of Sale 7-20-2020
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 263,855

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 7-20-2020

Print Towana Pardue, personal representative

☐ Unattested

Sign

Towana Pardue

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1