

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Daniel F. Bischoff
5053 Lake Crest Circle
Hoover AL 35226

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred and 00/100 Dollars (\$500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Steven Hancock, surviving spouse and sole heir at law of Mary R. Hancock (aka Mary R. Allen), a deceased person having died on or about the 19 day of August, 2019, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Daniel F. Bischoff hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

SEE EXHIBIT A (Legal) and EXHIBIT B (Heirship Affidavits)

Note: This property does not constitute homestead property for Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Address: 4060 Hwy 10, Montevallo, AL 35115
Tax ID: 26120000010.002

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 26 day of June, 2020 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Steven Hancock (L.S.)
Steven Hancock, sole heir to
Mary R. Hancock



20200728000313580 1/5 \$40.00
Shelby Cnty Judge of Probate, AL
07/28/2020 08:22:43 AM FILED/CERT

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

Shelby County, AL 07/28/2020
State of Alabama
Deed Tax: \$5.00

I, Pamela King, a Notary Public for the State at Large, hereby certify that the above posted name, Steven Hancock, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 26 day of June, 2020.



Pamela A. King
NOTARY PUBLIC
My Commission Expires: 2/28/21

#7009747

HEIRSHIP AFFIDAVIT

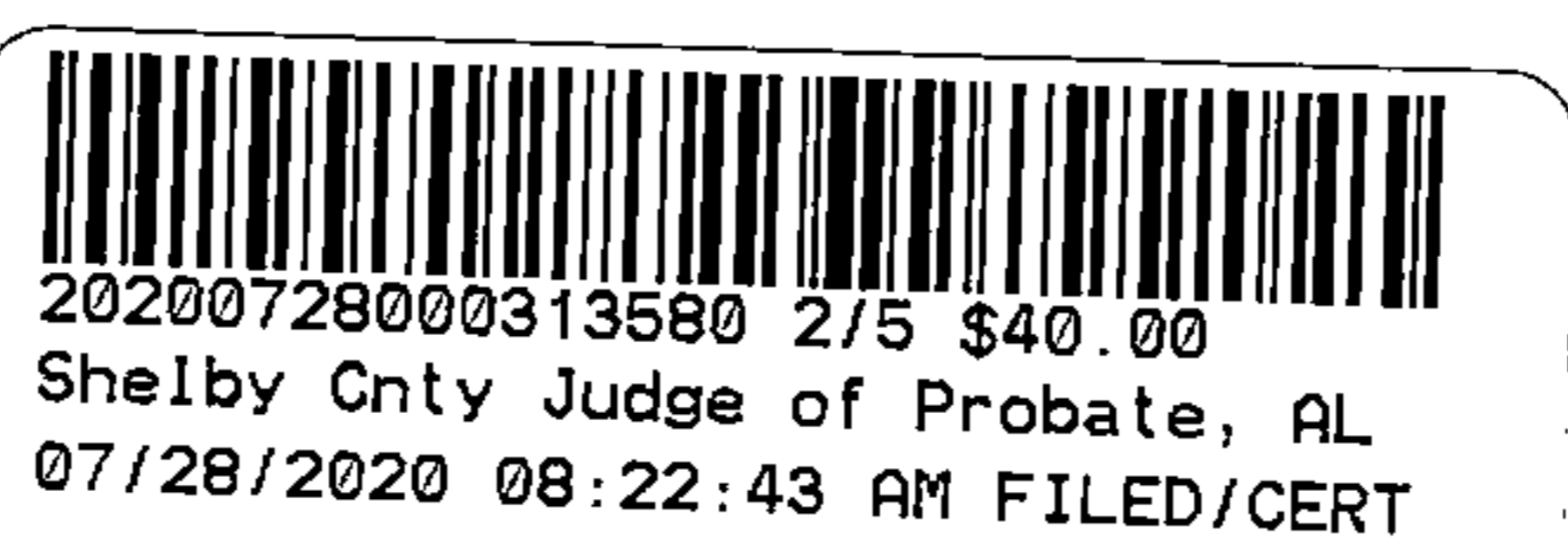
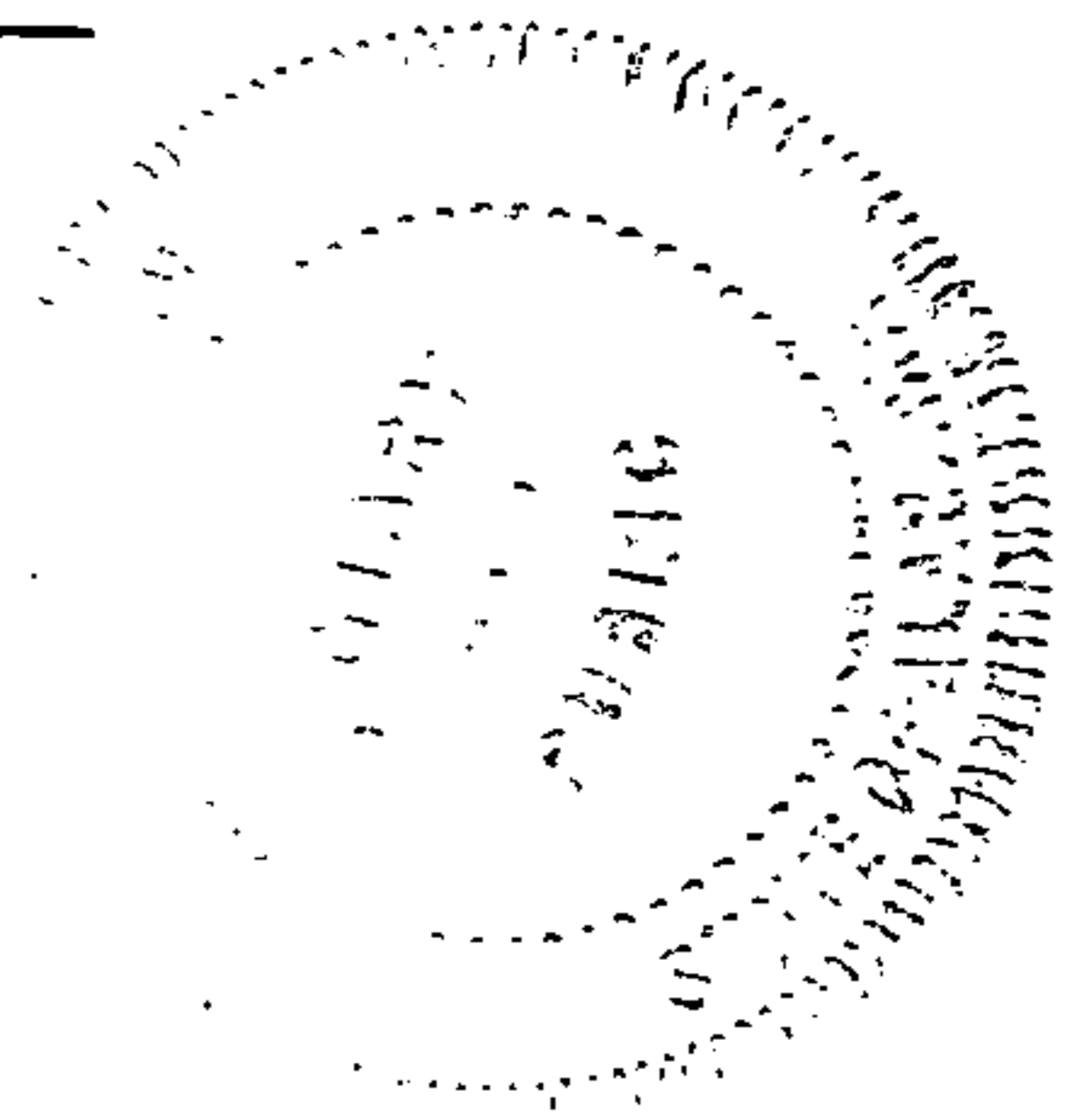
My name is DJ SERGEANT and I am over the age of 19 years of age and state the following under oath:

1. My address is 251 CREST CDR, SPRENOVILLE, AL 35146.
2. I am familiar with Mary R. Hancock and have been in excess of 10 years.
3. Mary R. Hancock died intestate on August 19, 2019.
4. At the time of her death, Mary R. Hancock was married to Steven Ray Hancock. Mary R. Hancock had no children of this marriage or from any prior relationship.

DJ Sergeant
Affiant

Sworn to and subscribed before me on this the 14TH day of MAY, 2020

DJ Sergeant
NOTARY PUBLIC
MCE: 12-13-20



HEIRSHIP AFFIDAVIT

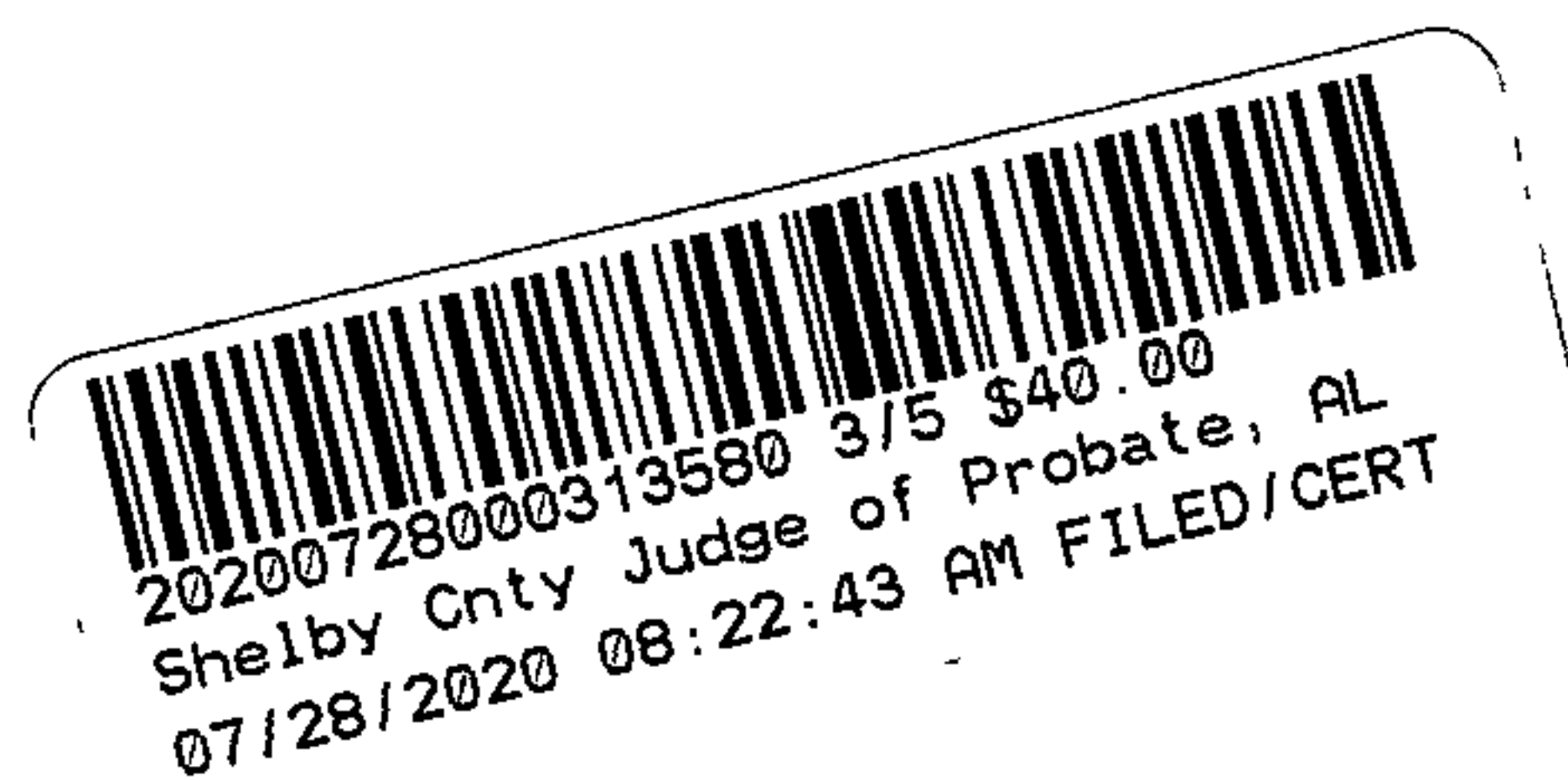
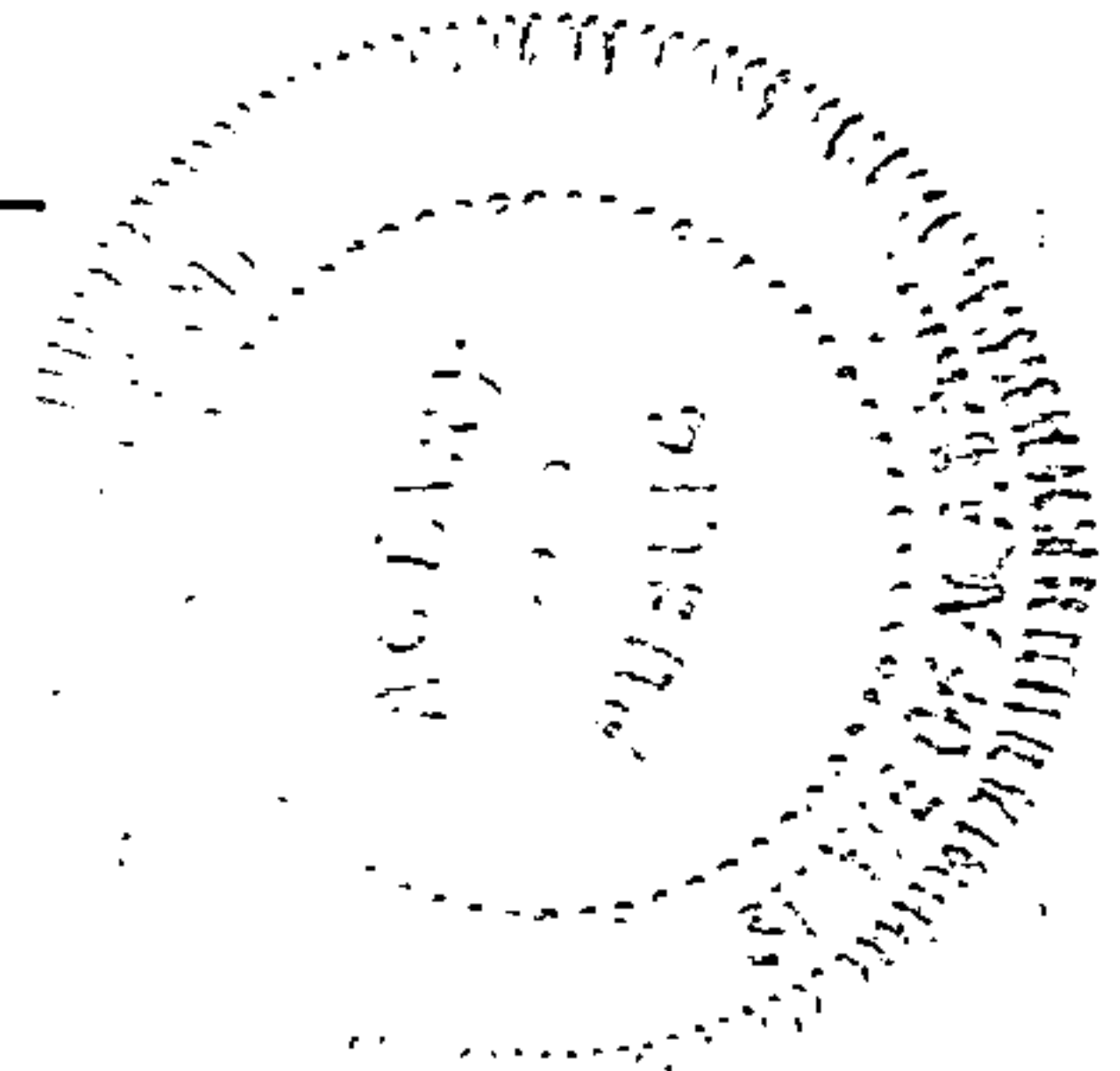
My name is SCOTT HOLTZCLAW and I am over the age of 19 years of age and state the following under oath:

1. My address is 4675 Pyne Dr. Bessemer AL.
2. I am familiar with Mary R. Hancock and have been in excess of 10 years.
3. Mary R. Hancock died intestate on August 19 2019.
4. At the time of her death, Mary R. Hancock was married to Steven Ray Hancock. Mary R. Hancock had no children of this marriage or from any prior relationship.

Scott Holtzclaw
Affiant

Sworn to and subscribed before me on this the 14th day of May, 2020

[Signature]
NOTARY PUBLIC
MCE: 12-13-20



(Name) Mary R. Allen
4060 Highway 10
(Address) Montevallo, AL 35115

Exhibit A

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I
or we, Joe M. Allen, an unmarried man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Mary R. Allen

(herein referred to as grantee, whether one or more) all my right, title and interest in and to
the following described real estate, situated in
Shelby County, Alabama, to-wit:

Parcel No. 2

A parcel of land containing 4.433 acres, located in the NW1/4 of the NW1/4 of the SW1/4 of Section 12, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section and run South 89 degrees 59 minutes 20 seconds West along the South boundary 438.6 feet to the intersection of the centerline of Shelby County Highway No. 10; thence run North 24 degrees East along said centerline 116.29 feet; thence run North 27 degrees 26 minutes 25 seconds East along said centerline 325.70 feet; thence run North 18 degrees 57 minutes 05 seconds East along said centerline 179.54 feet; thence run North 10 degrees 22 minutes 16 seconds East along said centerline 100.20 feet to the intersection of the North Boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run South 89 degrees 49 minutes 27 seconds East along said boundary 178.64 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run South 01 degrees 12 minutes 08 seconds West along said boundary 663.18 feet to the point of beginning, subject to the right of way of aforementioned highway.

08/27/1996-28147
03:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001. MCD 9.00

20200728000313580 4/5 \$40.00
Shelby Cnty Judge of Probate, AL
07/28/2020 08:22:43 AM FILED/CERT

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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 27th
day of August, 1996

.....(Seal)

Joe M. Allen (Seal)
(Joe M. Allen)

.....(Seal)

.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Joe M. Allen
whose name 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 27th day of August, A. D. 1996.

James E. Collier
Notary Public.

Inst # 1996-28147

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Steven Hancock
Mailing Address 100 Mallard Drive
Heatsville Va 22473

Grantee's Name Daniel F. Bischoff
Mailing Address 5053 Lake Crest Circle
Hoover AL 35226

Property Address 26-1-12-0-000-010-002

Date of Sale 07/21/2020

Total Purchase Price \$ 5,000

or

Actual Value \$

or

Assessor's Market Value \$



20200728000313580 5/5 \$40.00
Shelby Cnty Judge of Probate, AL
07/28/2020 08:22:43 AM FILED/CERT

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 06/26/20

Print

Christopher R. Southman

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1