

This instrument was prepared by:  
Justin Smitherman, Esq.  
4685 Highway 17 Suite D  
Helena, AL 35080

Send Tax Notice to:  
William Wayne & Billie Ann Booth  
1141 Fox Valley Farms Road  
Maylene, AL 35114

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THIRTY ONE THOUSAND (\$31,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Pat W. Minshew**, an unmarried man (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **William Wayne Booth** and **Billie Ann Booth**, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Starting at a point on the north line 474 feet east of the NW corner of SW 1/4 of NW 1/4 Section 32, Township 20, Range 3 West; thence running South 0 deg. 25 min. East, a distance of 557 feet; thence South 45 deg. 20 min. East a distance of 173 feet to the starting point; thence South 5 deg. 10 min. West a distance of 325 feet; thence South 84 deg. 50 min. East a distance of 270 feet; thence North 5 deg. 10 min. East a distance of 325 feet; thence North 84 deg. 50 min. West a distance of 270 feet to the point of beginning, being two acres, more or less.

This deed shall serve as a termination of the life estate in a portion of the above described property previously retained by GRANTOR in the deed recorded as instrument number 20161220000463890.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due

Shelby County, AL 09/18/2020  
State of Alabama  
Deed Tax: \$31.00

20200918000419820 1/5 \$65.00  
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09/18/2020 12:13:38 PM FILED/CERT

for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 17 day of September, 2020.

Pat W. Minshew by William Wayne Booth, his Attorney-in-Fact  
Pat W. Minshew by William Wayne Booth, his Attorney-in-Fact

STATE OF ALABAMA  
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Pat W. Minshew by William Wayne Booth, his Attorney-in-Fact**, 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 Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17 day of September, 2020.

[Signature]  
Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 18, 2021



20200918000419820 2/5 \$65.00  
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SEE P.D.A. ATTACHED AS EXHIBIT "A"



STATE OF ALABAMA  
COUNTY OF SHELBY

GENERAL  
DURABLE POWER  
OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a General Durable Power of Attorney, that I, **Pat Wayne Minshew**, of Shelby County, State of Alabama, the undersigned, DO HEREBY MAKE, CONSTITUTE AND APPOINT my brother-in-law, **William Wayne Booth**, of Shelby County, State of Alabama, as my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit, to do, perform and execute all and every act that I may legally do through an attorney-in-fact, including, but not limited to, all powers over the purchasing, selling, and mortgaging of real estate, and every proper power necessary to carry out the purposes for which this power is granted, with full power of substitution and revocation, hereby ratifying and affirming that which the said **William Wayne Booth** shall lawfully do or cause to be done by himself lawfully designated by virtue of the power herein conferred upon him.

The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence upon the execution of this instrument and shall be in full force and effect upon the execution of this instrument; the authority herein conferred shall not be affected by disability, incompetency, or incapacity of the said principal, **Pat Wayne Minshew**; and such rights, powers and authority shall remain in full force and effect until the death of the principal, **Pat Wayne Minshew**, or until his disability, incompetency, or incapacity is otherwise terminated by order of a court of competent jurisdiction. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns, and personal representatives.

In addition to the foregoing plenary powers and authority conferred upon my said Attorney-in-Fact, I hereby designate my said Attorney-in-Fact to make health care decisions on my behalf in the manner provided by the Natural Death Act, and to the extent provided and allowed by Code of Alabama, 1975, § 26-1-2 (Act No. 97-360). My said Attorney-in-Fact shall have the authority to make decisions regarding the provision, withholding or withdrawal of life-sustaining treatment, including artificially provided nutrition and/or hydration in accordance with any other health care directive I may have.

Should I become incompetent, and should any person or entity petition a court of competent jurisdiction to have a guardian, curator, conservator, or like fiduciary appointed to manage my affairs,



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Shelby Cnty Judge of Probate, AL  
09/18/2020 12:13:38 PM FILED/CERT

Initials: *Pat W Minshew*



then I hereby and by these presents do nominate my said Attorney-in-Fact, William Wayne Booth to be appointed as my guardian, curator, conservator, or like fiduciary.

I hereby revoke any and all other powers of attorney heretofore made by me. Any previously executed power of attorney is hereby expressly revoked, avoided and declared null and void.

IN WITNESS WHEREOF, as Principal, I have signed this Durable Power of Attorney in Helena, Alabama, this, the 14 day of May, 2018, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.

*Pat W. Minshew*

Principal

STATE OF ALABAMA  
COUNTY OF SHELBY

Acknowledgement

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Pat Wayne Minshew, whose name is signed to the foregoing General Durable Power of Attorney and who is known to me, acknowledged before me on this day that, being informed of the contents of said Durable Power of Attorney, he executed the same voluntarily on the day the same bears date.

SWORN TO AND SUBSCRIBED BEFORE ME this, the 14 day of May, 2018.

*[Signature]*  
Notary Public

My Commission Expires: 1/18/21

THIS INSTRUMENT PREPARED BY:

Justin N. Smitherman  
Attorney at Law  
4685 Highway 17 Suite D  
Helena, AL 35080

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 18, 2021



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# Real Estate Sales Validation Form

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

Grantor's Name Pat W. Minshew  
Mailing Address 2665 Coalmont Road  
Helena, AL 35080

Grantee's Name William Wayne Booth & Billie Ann Booth  
Mailing Address 1141 Fox Valley Farms Road  
Maylene, AL 35114

Property Address 2665 Coalmont Road  
Helena, AL 35080

Date of Sale 09/17/2020

Total Purchase Price \$ 31,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



20200918000419820 5/5 \$65.00  
Shelby Cnty Judge of Probate, AL  
09/18/2020 12:13:38 PM 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

☐ Appraisal

☐ Sales Contract

☐ 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 09/17/2020

Print William Wayne Booth

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1