

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
A & LR Properties, LLC  
2004 Butler RD  
Alabaster, AL 35007

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FORTY FIVE THOUSAND (\$145,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Robert Edward Fortenberry, Jr. and Mary Lynn Tidwell as Personal Representatives of the Estate of Mary Frances Fortenberry, deceased Probate Case No. PR-2017-000480, Mary Lynn Tidwell**, a married woman, **Robert Edward Fortenberry, Jr.**, a married man, **Lisa Ann Fortenberry**, an unmarried woman, and **Cornelia Gail Pressley**, an unmarried woman (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **A & LR Properties, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEES), 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:

Part of the NW1/4 of SW1/4 of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of said 1/4-1/4 Section, turn an angle to the right of 45° 47' from the West line of said 1/4-1/4 Section and run in a Northeasterly direction a distance of 291.10 feet to a point on the Southwesterly right of way of Shelby County Highway #95; thence turn an angle to the right of 88°58' and run in a Southeasterly direction along said Highway right of way for a distance of 304.88 feet to a point on the South line of said 1/4-1/4 Section; thence turn an angle to the right of 136°49' and run in a Westerly direction along the South line of said 1/4-1/4 Section for a distance of 425.32 feet to point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record. This property is not the homestead of GRANTORS or GRANTORS' spouse(s).

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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 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 GRANTORS will, and GRANTORS' 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.

Mary G. Fortenberry was the surviving grantee in that certain deed recorded in Book 291, Page 500, the other grantee therein, Robert E. Fortenberry having died on or about July 5, 2000.

Mary Frances Fortenberry was one and the same person as Mary G. Fortenberry.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 30 day of October, 2020.

X Robert Edward Fortenberry Jr. X Mary Lynn Tidwell  
Robert Edward Fortenberry, Jr. and Mary Lynn Tidwell as Personal Representatives of the Estate of Mary Frances Fortenberry, deceased Probate Case No. PR-2017-000480

STATE OF Alabama  
Shelby COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Robert Edward Fortenberry, Jr. and Mary Lynn Tidwell as Personal Representatives of the Estate of Mary Frances Fortenberry, deceased Probate Case No. PR-2017-000480**, 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/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of October, 2020.

[Signature]  
Notary Public

My Commission Expires: 1/16/21

JUSTIN SMITHERMAN  
Notary Public - Alabama State At Large  
My Commission Expires Jun 15, 2021

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 30 day of October, 2020.

Mary Lynn Tidwell  
Mary Lynn Tidwell AKA Mary Lynn Fortenberry

STATE OF Alabama  
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Mary Lynn Tidwell**, 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/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of October, 2020.

[Signature]  
Notary Public

My Commission Expires: 1/18/21

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

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 30 day of October, 2020.

Robert Edward Fortenberry, Jr.  
Robert Edward Fortenberry, Jr.

STATE OF Alabama  
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Robert Edward Fortenberry, Jr.**, 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/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of October, 2020.

[Signature]  
Notary Public

My Commission Expires: 1/16/21

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan 16, 2021

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 30 day of October, 2020.

Lisa Ann Fortenberry  
Lisa Ann Fortenberry

STATE OF Alabama  
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Lisa Ann Fortenberry**, 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/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of October, 2020.

[Signature]  
Notary Public  
My Commission Expires: 1/16/21





IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the  
30 day of October, 2020.

X Cornelia Gail Fortenberry  
Cornelia Gail Pressley AKA Cornelia Gail Fortenberry

STATE OF Alabama  
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Cornelia Gail Pressley**, 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/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of  
October, 2020.

[Signature]  
Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN  
Notary Public - Alabama - State At Large  
My Commission Expires: 01/18/2021

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name The Estate of Mary G. Fortenberry AKA Mary Frances Fortenberry  
 Mailing Address 632 11th Street Northwest  
Alabaster, AL 35007

Grantee's Name A & LR Properties, LLC  
 Mailing Address 2004 Butler Road  
Alabaster, AL 35007

Property Address 1120 9th Street Northwest  
Alabaster, AL 35007

Date of Sale October 30, 2020  
 Total Purchase Price \$145,000.00  
 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 ☐ 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 October 30, 2020

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 11/03/2020 10:07:48 AM  
 \$190.00 MIST  
 20201103000496620

*Allen S. Beal*

**Form RT-1**