



20210112000020120 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
01/12/2021 03:09:56 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Rebecca Hester Yancey
Timothy Hester
1791 Red Oak Place
Hoover, AL 35244

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **To Clear Title**, and other good and valuable consideration, this day in hand paid to the undersigned **William R. Webster as Single Transaction Conservator for Misty Lei Webster, an unmarried woman being a Protected Person, pursuant to Order issued on December 16, 2020 in Jefferson County, Alabama Probate Case No. 2013-218940**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Rebecca Hester Yancey and Timothy Hester**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them 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:

Lot 2, according to the Survey of Ridge Point Subdivision, as recorded in Map Book 11, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.

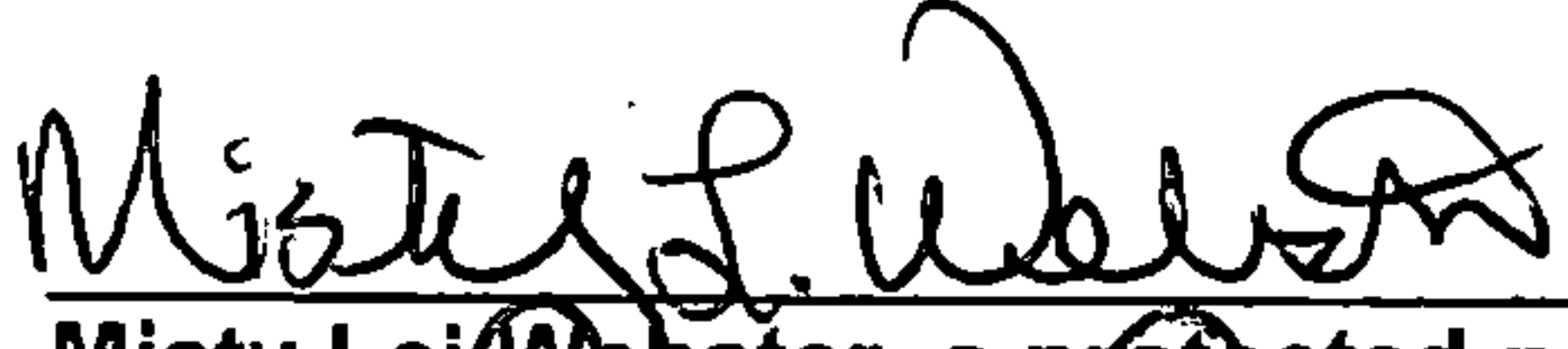
Subject To:

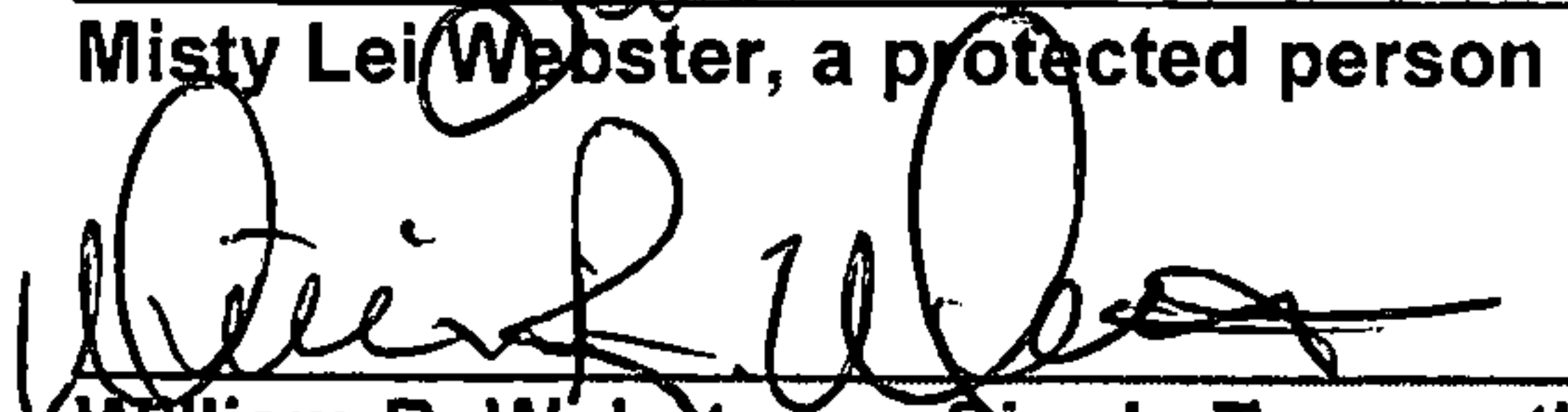
Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

Existing covenants and restrictions, easements, building lines and limitations 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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hands and seals this the 22nd day of December, 2020.


Misty Lei Webster, a protected person


William R. Webster as Single Transaction
Conservator for Misty Lei Webster, a Protected
Person, pursuant to Order issued on
December 16, 2020, in Jefferson County, Alabama
Probate Case No. 2013-218940

STATE OF ALABAMA

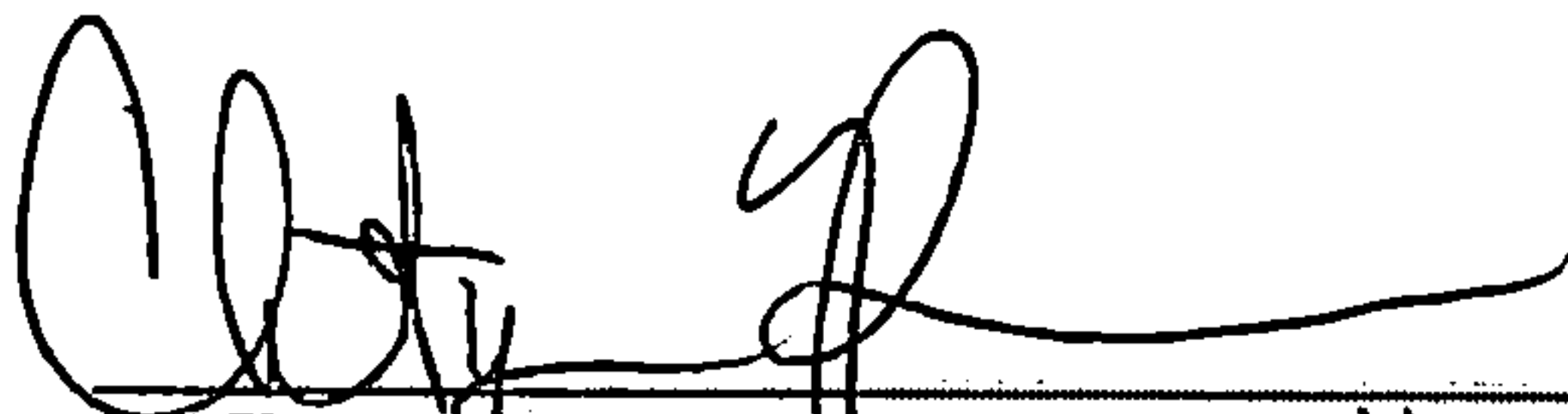
COUNTY OF Jefferson



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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William R. Webster, whose name as Single Transaction Conservator for Misty Lei Webster, an unmarried woman being a Protected Person, pursuant to Order issued on December 16, 2020, in Jefferson County, Alabama Probate Case No. 2013-218940 (a copy of which is attached hereto), 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, in his capacity as such Single Transaction Conservator and with fully authority, executed the same voluntarily on behalf of said Conservatorship.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of December, 2020.


NOTARY PUBLIC

My Commission Expires: 04/08/2023



IN THE MATTER OF:
THE ESTATE OF:
MISTY LEI WEBSTER,
A PROTECTED PERSON

)
)
)
)

IN THE PROBATE COURT OF
JEFFERSON COUNTY, ALABAMA
CASE NO. 2013-218940

ORDER ON PETITION FOR SINGLE TRANSACTION CONSERVATOR

This matter came before the Court upon the petition filed by Rebecca Yancey, by and through her attorney of record, Sanford D. Hatton, Jr., requesting that this Court authorize William R. Webster, the court appointed Guardian for Misty Lei Webster, to convey the theoretical heirship interest held by Misty Lei Webster to Rebecca Hester Yancy and Timothy Yancy in a parcel of property legally described as Lot 2, according to the Survey of Ridge Point Subdivision, as recorded in Map Book 11, Page 96, in the Probate Office of Shelby County, Alabama. Said hearing was held via Zoom and was conducted in accordance with 10th Judicial Circuit Administrative Order # AO-2020-031 dated April 24, 2020. The following were present at said hearing: Sanford D. Hatton, Jr., attorney for the petitioner, Rebecca Yancey; and Nancy Yarbrough, Esq., who was heretofore appointed by this Court to act as Guardian *ad litem* to represent and protect the interest of the ward.

Based on the pleadings and documents offered in this matter, along with reviewing the Guardian *ad litem's* report, this Court finds that Misty Lei Webster has a theoretical title interest of approximately 1.57%, however this "title interest" has no monetary value and that all remaining interest in said property has been heretofore conveyed to Rebecca Hester Yancy and Timothy Yancy.

Therefore, it is hereby **ORDERED, ADJUDGED AND DECREED** by this Court that the Petition for Single Transaction Conservator is hereby granted. William R. Webster is authorized to execute any and all documents required to convey all that interest held by his ward, Misty Lei Webster, in Lot 2, according to the Survey of Ridge Point Subdivision, as recorded in Map Book

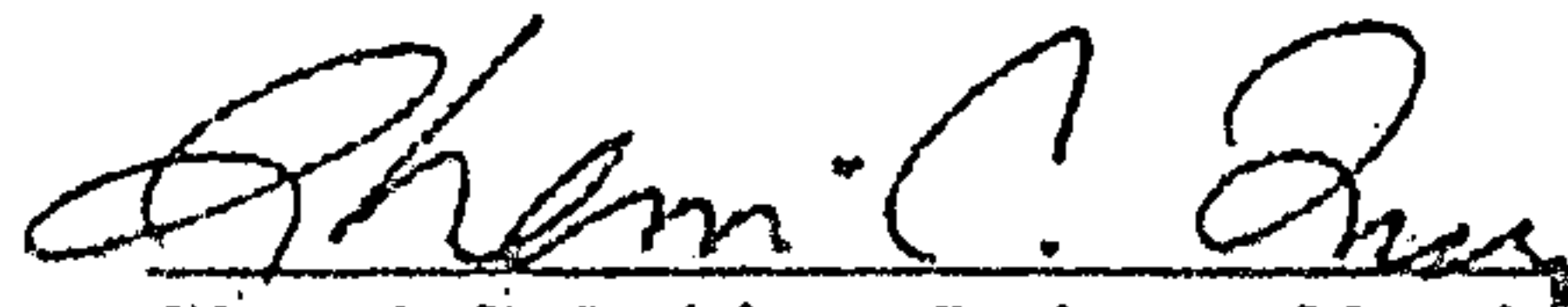


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11, Page 96, in the Probate Office of Shelby County, Alabama to Rebecca Hester Yancy and Timothy Yancy.

All court cost of this proceeding is hereby taxed against the petitioner.

DONE and ORDERED this the 16 of December, 2020.



Sherri C. Friday, Judge of Probate



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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

William R. Webster as Single
Transaction Conservator for Misty Lei
Webster, a Protected Person,
Grantor's Name pursuant to Order issued on
December 16, 2020 in Jefferson
County Probate Case No. 2013-
218940

Mailing Address 1791 Red Oak Place
Hoover, AL 35244

Property Address 1791 Red Oak Place
Hoover, AL 35244

Grantee's Name Rebecca Hester Yancey and
Timothy Hester

Mailing Address 1791 Red Oak Place
Hoover, AL 35244

Date of Sale December 22, 2020

Total Purchase Price \$ To Clear Title

or

Actual Value \$

or

Assessor's Market Value \$



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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/ Assessor's Appraised Value
☒ Other – Court Order

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 12-22-2020

Unattested

(verified by)

William R. Webster, as Single Transaction Conservator for
Misty Lei Webster, a Protected Person, Court Order Probate
Sign Jefferson County Case No. 2013-218940

(Grantor/Grantee/Owner/Agent) circle one

Sign

(Grantor/Grantee/Owner/Agent) circle one