

## WARRANTY DEED

STATE OF ALABAMA	}	Send Tax Notice to:
	}	Rebecca Gay
COUNTY OF SHELBY	} `	570 Highway 63, Calera, AL 35040

KNOW ALL MEN BY THESE PRESENTS; That pursuant to the Last Will and Testament of Grace Kendrick, the undersigned GRANTOR, acting as the Personal Representative for the Estate of Grace Kendrick do hereby grant to GRANTEE herein, the receipt of which whereof is acknowledged, I

Tammy D. Barefield (Personal Representative for the Estate of Grace Kendrick);

(hereinafter referred to as GRANTOR), do hereby grant, transfer and convey unto

## Rebecca Molly Gay, a married woman

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(hereinafter referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Northwest corner of the SE ¼ of the NW ¼ of Section 20, Township 22 South, Range 2 West, Shelby County; thence run East along the North line of said quarter-quarter section a distance of 148.62 feet to a point on the West right of way line of the Spring Creek Highway; thence turn an angle of 74 deg. 17 min. to the right and run along said highway right of way a distance of 637.88 feet to a concrete right of way post; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 80.00 feet to a concrete post on the East right of way line of said Spring Creek Highway; thence turn an angle of 82 deg. 27 min. to the right and run along said East right of way line a distance of 229.82 feet to the point of beginning; thence turn an angle of 16 deg. 52 min. 23 sec. to the left and continue along said East right of way line a cord distance of 296.71 feet; thence turn an angle of 96 deg. 49 min. 37 sec. to the left and run a distance of 235.70 feet; thence turn an angle of 79 deg. 57 min. 40 sec. to the left and run a distance of 206.93 feet; thence turn an angle of 79 deg. 01 min. 34 sec. to the left and run a distance of 253.34 feet to the point of beginning. Situated in the SE ¼ if the NW ¼, Section 20, Township 22 South Range 2 West, Shelby County, Alabama, the town of Calera, according to survey of Frank W. Wheeler, Registered Land Surveyor, Dated September 6, 1974.

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

TO HAVE AND TO HOLD, to said GRANTEE, their heirs and assigns forever.

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IN WITNESS WHEREOF, I, Tammy D. Barefield, acting in my capacity as Personal Representative for the Estate of Grace Kendrick, and in accordance with the instructions contained in the Last Will and Testament of Grace Kendrick, have hereunto set my hands and seal as GRANTOR. In so doing, I further aver and confirm that I have have all rights and authorization necessary to complete this transaction as the Personal Representative for the Estate of Grace Kendrick, and this transfer is being done so voluntarily, fully, and without reservation to the aforementioned **GRANTEE**.

America for	) Bours Dield	2/9/21
Tammy D. Barefield (Personal Rep	presentative for the Estate of Grace Kendrick);	Date

**NOTE**: The drafter of this document acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein. The description of said property is the same as was provided to drafter via the Last Will and Testament of Grace Kendrick via the Deed which has been recorded in the Shelby County Probate office as instrument 19741107000054370.

STATE OF ALABAMA	•
COUNTY OF SHELBY	•

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tammy D**.

Barefield, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the Athara day of Feb., 2021 that being informed of the contents of the conveyances he executed the same voluntarily on the day the same bears date:

Athara (Harland)

NOTARY PUBLIC
My Commission Expires:

Victoria K. Harkness
Notary Public, Alabama State At Large
My Commission Expires April 21, 2023

20210308000114610 2/3 \$29.00 Shelby Cnty Judge of Probate, AL 03/08/2021 02:44:43 PM FILED/CERT

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Grantee's Name Grantor's Name Mailing Address Mailing Address Hay 63 35040 Date of Sale Property Address Total Purchase Price \$ or Actual Value O 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) Appraisal Bill of Sale Otherinheritanel 20210308000114610 3/3 \$29.00 Sales Contract Shelby Cnty Judge of Probate, AL Closing Statement 03/08/2021 02:44:43 PM FILED/CERT 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). 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). 3.2.21 Date Unattested Sign (Grantor/Grantee/Owner/Agent) circle one (verified by)

Form RT-1