

Parcel I.D. #:

Send Tax Notice To:

EXECUTRIX'S SPECIAL WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Four Thousand Dollars and 00/100 (\$4,000.00) and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, that **Betty Leigh Williams, as Executrix of the Estate of Dovid Lee Wallace, a deceased person, having died testate on or about 06 February, 2020, with a probate estate probated in the Probate Court of Shelby County, Alabama, under case number PR-2020-219,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to the **Rex Wallace,** hereinafter known as the GRANTEE;

Commence at the Northeast corner of the SE 1/4 of NW 1/4, Section 2, Township 24 North, Range 12 East and run in a Southerly direction along the East line of said quarter-quarter Section a distance of 1250.44 feet to the North right of way line of Highway No. 25; Thence turn an angle of 98 degrees 16 minutes to the right along said right of way line for a distance of 210.0 feet to the West side of a Public Drive; Thence turn an angle of 81 degrees 44 minutes to the right for a distance of 630 feet to the Point of Beginning; Thence continue along said West side Public Drive for a distance of 210.0 feet; Thence turn an angle of 81 degrees 44 minutes to the left and parallel to the North right of way line of said Highway No. 25 for a distance of 200.0 feet; Thence turn an angle of 98 degrees 16 minutes to the left and parallel to the above said Public Drive for a distance of 210.0 feet; Thence turn an angle of 81 degrees 44 minutes to the left for a distance of 200.0 feet to the Point of Beginning.


Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was provided by the Grantor herein. This instrument was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien to the property described herein since the date of the acquisition thereof by the Grantor.

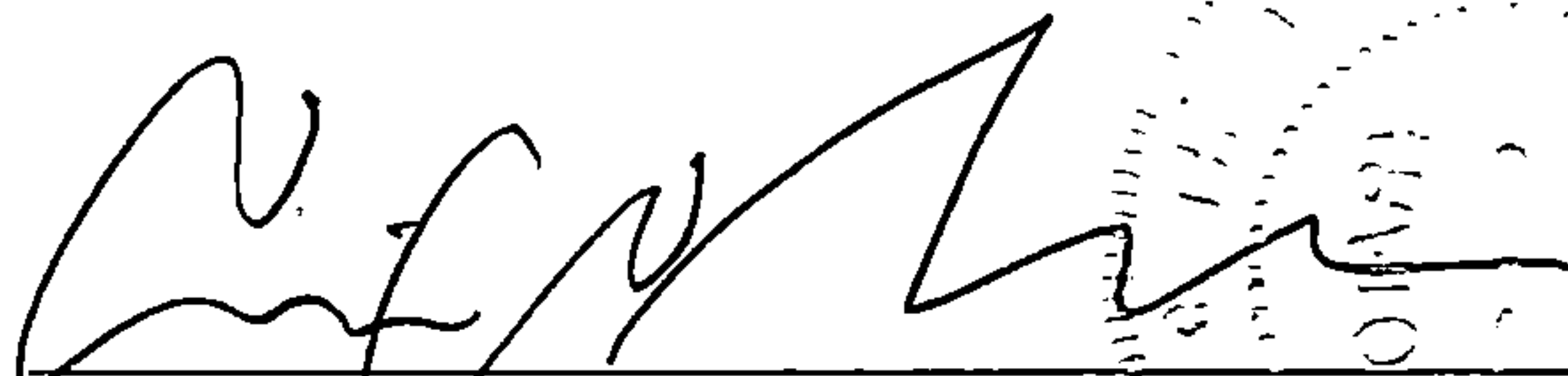
IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 08 Day of MAY, 2021.


**Betty Leigh Williams, as Executrix of the
Estate of Dovid Lee Wallace, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2020-219**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Betty Leigh Williams, as Executrix of the Estate of Dovid Lee Wallace, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 08 Day of MAY, 2021.


NOTARY PUBLIC
My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.,
Attorney at Law
P.O. Box 1422
Calera, AL 35040



20210510000232060 3/3 \$32.00
Shelby Cnty Judge of Probate, AL
05/10/2021 04:16:18 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name David Lee Wallace
Mailing Address 347 Hwy 47 East
Columbiana, AL
35051

Grantee's Name Rex Wallace
Mailing Address 155 Shady Hill Dr
Montevallo, AL
35115

Property Address No E-911 Address

Date of Sale 5/8/21
Total Purchase Price \$ 4,000.-

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
- ☐ Sales Contract
- ☐ Closing Statement

☒ Appraisal
☒ Other Tax Deed

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in 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, including 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 5/8/21

Unattested

(verified by)

Print Leigh Williams

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one