

**DEED DRAFT ONLY**

**NO TITLE SEARCH OR EXAMINATION WAS REQUESTED OR PERFORMED BY THE DRAFTER OF THIS DEED AND DRAFTER MAKES NO REPRESENTATIONS AS TO THE STATE OF THE TITLE.**

STATE OF MARYLAND

COUNTY OF BALTIMORE

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT MARY WILLS BUCKMAN, Personal Representative of the Estate of EDWARD L. WILLS, deceased (herein, "Grantor"), whose address is 114 Danbury Road, Reisterstown, MD 21136, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to MARY WILLS BUCKMAN, an unmarried woman (herein, "Grantee"), whose address is 114 Danbury Road, Reisterstown, MD 21136, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property street address: 49 Ridgeview Lake Road, Alabaster, AL 35007

SOURCE OF TITLE: Instrument Number 200910090003 83180

PROPERTY ID: 22-3-05-0-000-006-000

REAL PROPERTY TAX: \$ TBD due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor hereby covenants with the said Grantee and Grantee's heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and

peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 11 day of May 2021

GRANTOR:

Mary Wills Buckman  
Mary Wills Buckman, as Personal Representative of the Estate of Edward L. Wills, Deceased  
Personal Representative

STATE OF Maryland  
COUNTY OF Baltimore

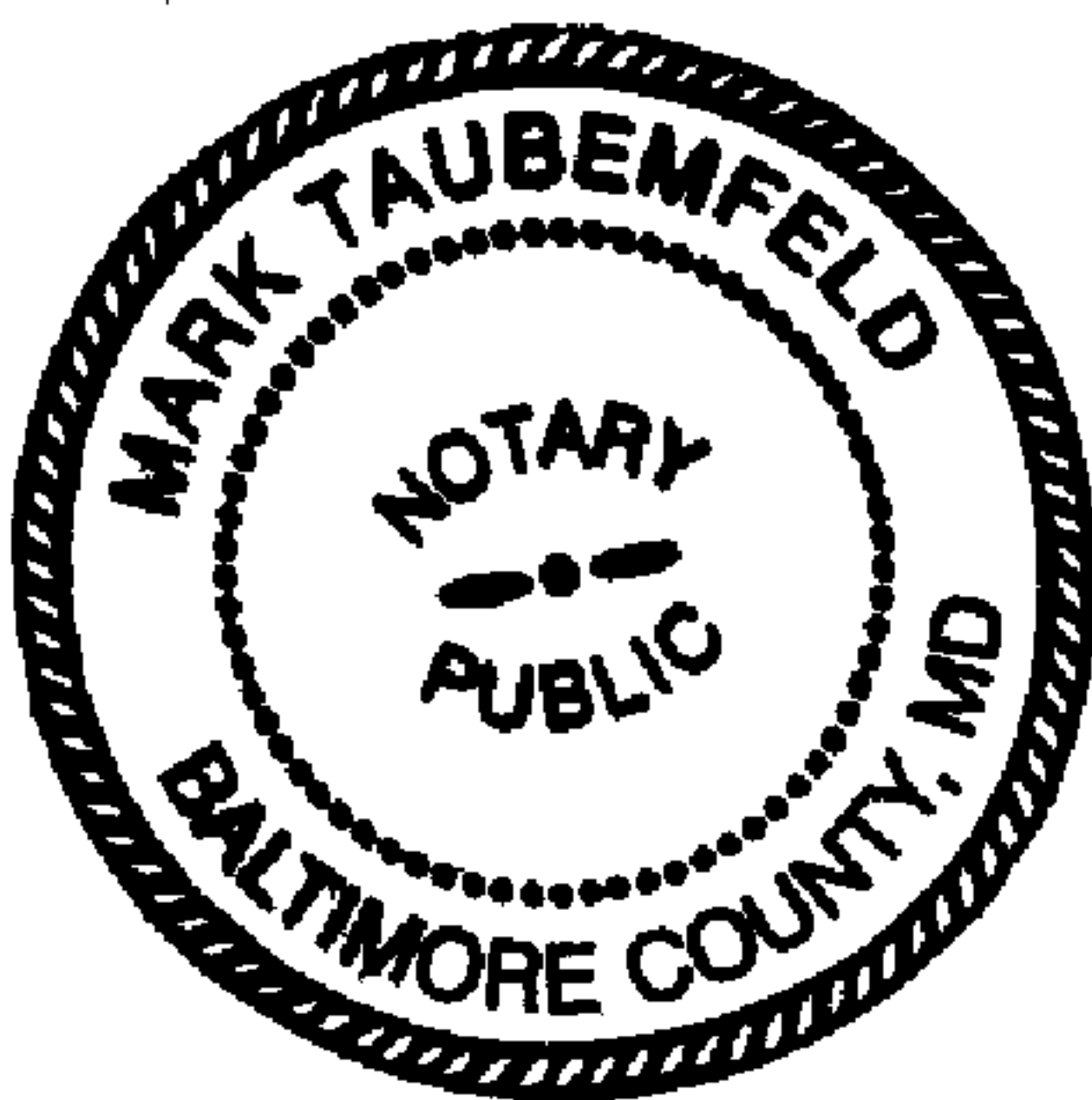
Mark Taubemfeld, the undersigned Notary Public in and for said State and County, hereby certify that Mary Wills Buckman, whose name as personal representative of the Estate of Edward L. Wills is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person, as said personal representative and with full authority, executed the same voluntarily for and as the act of the estate on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]

Mark Taubemfeld  
SIGNATURE OF NOTARY PUBLIC

My commission expires: 6-4-2023



20210511000234310 05/11/2021 02:07:48 PM DEEDS 3/6

**This instrument was prepared by:**

RAVEN PERRY-BEACH, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

**When recorded, please mail to:**

MARY WILLS BUCKMAN  
114 DANBURY ROAD  
REISTERSTOWN, MD 21136

**The Grantee's address is:**

MARY WILLS BUCKMAN  
114 DANBURY ROAD  
REISTERSTOWN, MD 21136

**EXHIBIT "A"**

[Legal Description]

Part of the SE<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 5, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southwest corner of said SE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> run in an Easterly direction along the South line of said <sup>1</sup>/<sub>4</sub> <sup>1</sup>/<sub>4</sub> section for a distance of 229.61 feet to an existing iron pin, being on the Northwest right of way line of an existing dirt road; thence turn an angle to the left (48 Degrees 52 Minutes 38 Seconds to chord) and run in a Northeasterly direction along said Northwest right of way line for a distance of 127.69 feet to the end of said curve; thence run in a Northeasterly direction along said Northwest right of way line and along a line tangent to end of said curve for a distance of 1,299.61 feet to an existing iron pin, being on the East line of said SE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of Section 5; thence turn an angle to the left of 50 Degrees 15 Minutes and run in a Northerly direction along said East line of said <sup>1</sup>/<sub>4</sub> <sup>1</sup>/<sub>4</sub> section for a distance of 339.07 feet to an existing 2" capped iron, being the Northeast corner of said SE 'A' of NW <sup>1</sup>/<sub>4</sub> thence turn an angle to the left of 86 Degrees 44 Minutes 28 Seconds and run in a Westerly direction along the North line of said <sup>1</sup>/<sub>4</sub> <sup>1</sup>/<sub>4</sub> section for a distance of 191.71 feet to an existing 1 1/2" solid iron; thence turn an angle to the left of 42 Degrees 09 Minutes 56 Seconds and run in a Southwesterly direction for a distance of 1,448.72 feet to an existing iron pin, being on the West line of said <sup>1</sup>/<sub>4</sub><sup>1</sup>/<sub>4</sub> section; thence turn an angle to the left of 51 Degrees 19 Minutes 04 Seconds and run in a Southerly direction along said West line of said <sup>1</sup>/<sub>4</sub>/<sub>4</sub> section for a distance of 350.0 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.

Less and Except that part sold to David Wright in Inst. #20020828000411900 and described as follows:

Part of the SE <sup>1</sup>/<sub>4</sub> of NW <sup>1</sup>/<sub>7</sub> of Section 5, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Beginning at a capped three inch (3") pipe corner that represents the Northeast corner of the Southeast quarter of the Northwest quarter of Section 5, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 00 Degrees 00 Minutes 47 Seconds West along the East line of said <sup>1</sup>/<sub>4</sub> <sup>1</sup>/<sub>4</sub> section distance of 339.01 feet to a found rebar corner on the Northwesterly margin of Ridgeview Lake Road; thence run South 50 Degrees 18 Minutes 10 Seconds West along said margin of said road a distance of 214.25 feet to a found capped rebar corner; thence run North 38 Degrees 49 Minutes 46 Seconds West a distance of 395.53 feet to a found capped rebar corner; thence run North 51 Degrees 06 Minutes 34 Seconds East a distance of 284.66 feet to a found 2 inch solid bar corner of the North line of said <sup>1</sup>/<sub>4</sub> <sup>1</sup>/<sub>4</sub> section; thence run South 86 Degrees 42 Minutes 56 Seconds East along said <sup>1</sup>/<sub>4</sub> <sup>1</sup>/<sub>4</sub> line a distance of 191.68 to the point of beginning; being situated in Shelby County, Alabama.

The improvements thereon being commonly known as 49 Ridgeview Road, Alabaster, Alabama 35007.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

Real Estate Sales Validation Form

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

Grantor's Name Mary Wills Buckman  
Mailing Address 114 Danbury Rd.  
Reisterstown, MD 21136

Grantee's Name Mary Wills Buckman  
Mailing Address 114 Danbury Rd.  
Reisterstown, MD 21136

20210511000234310 05/11/2021 02:07:48 PM DEEDS 6/6

Property Address 49 Ridgeview Lake Rd.  
Alabaster, AL 35007

Date of Sale 05-11-2021  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 255830.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/11/2021 02:07:48 PM  
\$38.00 CHERRY  
20210511000234310

*Allen S. Bayl*

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 Deed only

Deed Transfer Tax is Exempt \*

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required. \* pursuant to the will

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 05/11/2021

Print Svetlana Slutskaya

Unattested

Sign *Svetlana*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one