



20210511000234410 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
05/11/2021 02:53:21 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Cynthia D. Wallace, deceased, Case No. PR-2017-000308 in the Probate Court of Shelby County, Alabama, the undersigned Calvin Rex Whitworth, as personal representative of said estate and Stefanie Adelle Whitworth, unmarried (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Calvin Rex Whitworth (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

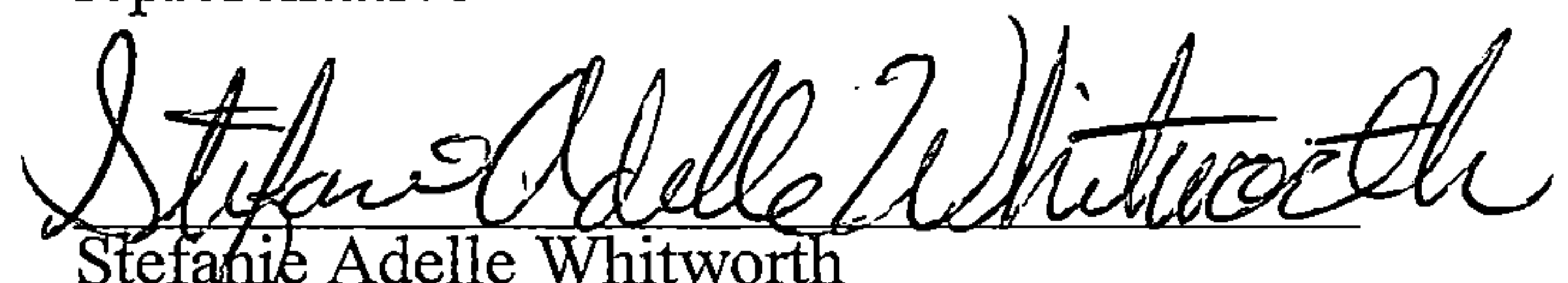
Commence at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama; thence South along the East boundary line of said Quarter-Quarter section for a distance of 117.06 feet to the point of beginning; thence continue along last said course for a distance of 464.07 feet to the Northern right of way line of Shelby County Road No. 41; thence turn an angle of 57 degrees 02 minutes 20 seconds to the right and run along said road right of way line for a distance of 208.71 feet; thence turn an angle of 95 degrees 15 minutes 12 seconds to the right and run a distance of 369.70 feet to an old fence line; thence turn an angle of 72 degrees 39 minutes 02 seconds to the right and run along old fence line for a distance of 201.36 feet; thence turn an angle of 17 degrees 17 minutes 47 seconds to the right and run along old fence line for a distance of 231.40 feet to the point of beginning. Containing 2.8 acres more or less.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

11 day of MAY, 2021.


Calvin Rex Whitworth, as personal
representative


Stefanie Adelle Whitworth

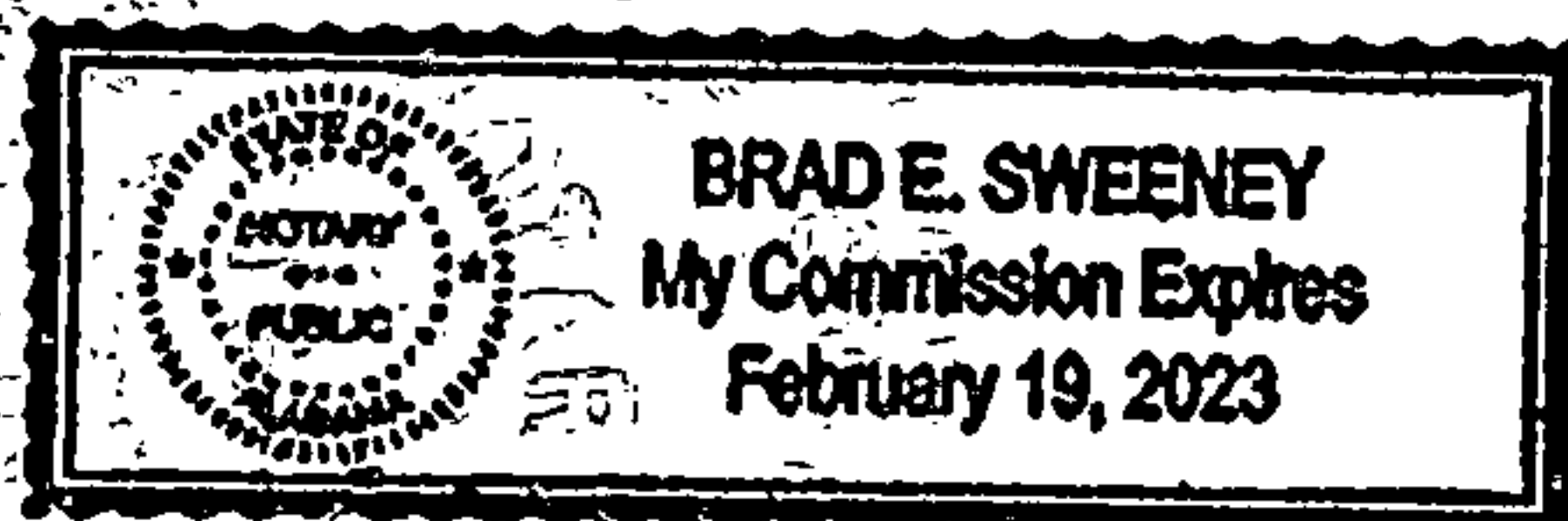


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STATE OF ALABAMA
COUNTY OF SHERMAN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Calvin Rex Whitworth, whose name as personal representative of the estate of Cynthia D. Wallace, deceased, 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 conveyance, he as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, 2021.



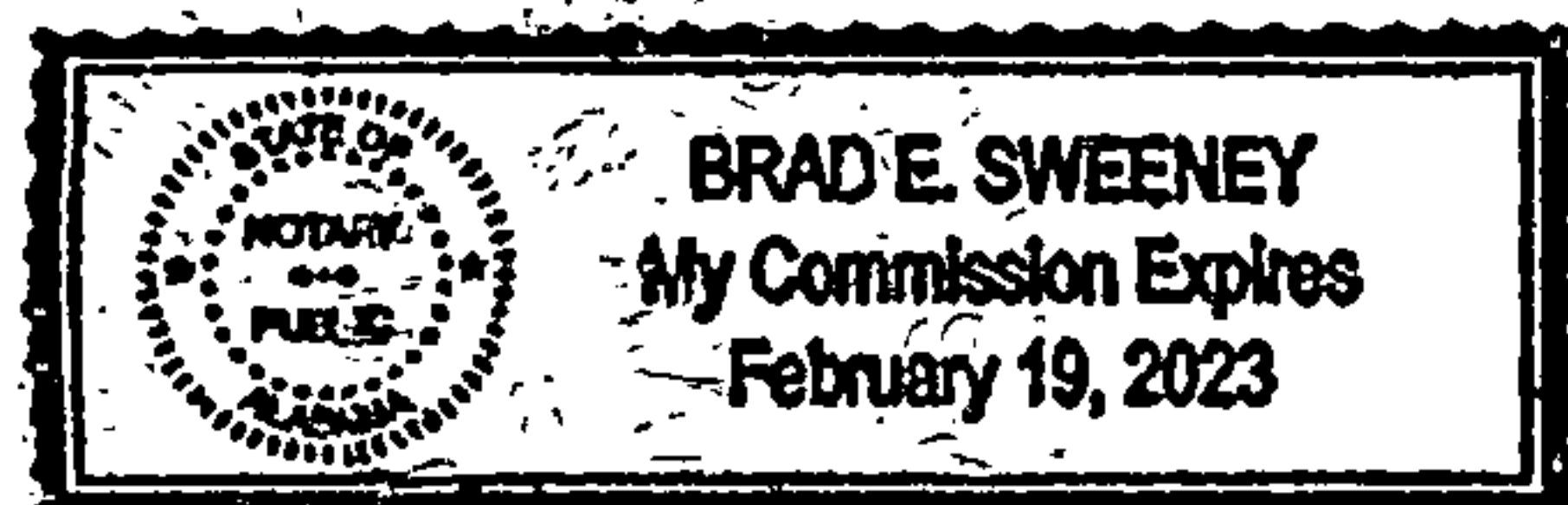
[Signature]
Notary Public

My commission expires: 02/19/2023

STATE OF ALABAMA
COUNTY OF SHERMAN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stefanie Adelle Whitworth, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, 2020.



[Signature]
Notary Public

My commission expires: 02/19/2023

Real Estate Sales Validation Form

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

Grantor's Name Estate of Cynthia D. Wallace
Mailing Address 7765 Hwy 41 South
Leeds, AL 35094

Grantee's Name Calvin Rex Whitworth
Mailing Address 7765 Hwy 41 South
Leeds, AL 35094

Property Address 7765 Hwy 41 South
Leeds, AL

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 217,490

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

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 5-11-2021

Print Calvin Rex Whitworth

☐ Unattested

Sign

Calvin Rex Whitworth
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

