

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Dem,3 Partridge
2499 Smokey Rd
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Cynthia Dawn White as Personal Representative of the Estate of Dorothy Jean H. Partridge, deceased Probate Case No. PR-2018-000843, Lauren Brook Scales as Personal Representative of the Estate of Dorothy Jean H. Partridge, deceased Probate Case No. PR-2018-000843, and Tyler Nicholas Partridge as Personal Representative of the Estate of Dorothy Jean H. Partridge, deceased Probate Case No. PR-2018-000843**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Lauren Brook Scales, a married woman, and Tyler Nicholas Partridge, an unmarried man** (hereinafter referred to as GRANTEEES), 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:

SEE ATTACHED EXHIBIT A.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record. This property is not the homestead of GRANTORS or GRANTORS' spouse(s).

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 GRANTEEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT

HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

Jean H. Partridge is one and the same person as Dorothy Jean H. Partridge.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this 30 day of December, 2020.

Cynthia Dawn White

Cynthia Dawn White as Personal Representative of the Estate of Dorothy Jean H. Partridge, deceased Probate Case No. PR-2018-000843

STATE OF Alabama
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Cynthia Dawn White as Personal Representative of the Estate of Dorothy Jean H. Partridge, deceased Probate Case No. PR-2018-000843**, 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/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of December, 2020.

Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the
24th day of January, 2020.

Lauren Brook Scales

Lauren Brook Scales as Personal Representative of the Estate of Dorothy Jean H. Partridge,
deceased Probate Case No. PR-2018-000843

STATE OF Louisiana
East Baton Rouge COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Lauren Brook Scales as Personal Representative of the Estate of Dorothy Jean H. Partridge, deceased Probate Case No. PR-2018-000843**, 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/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of
January, 2020.

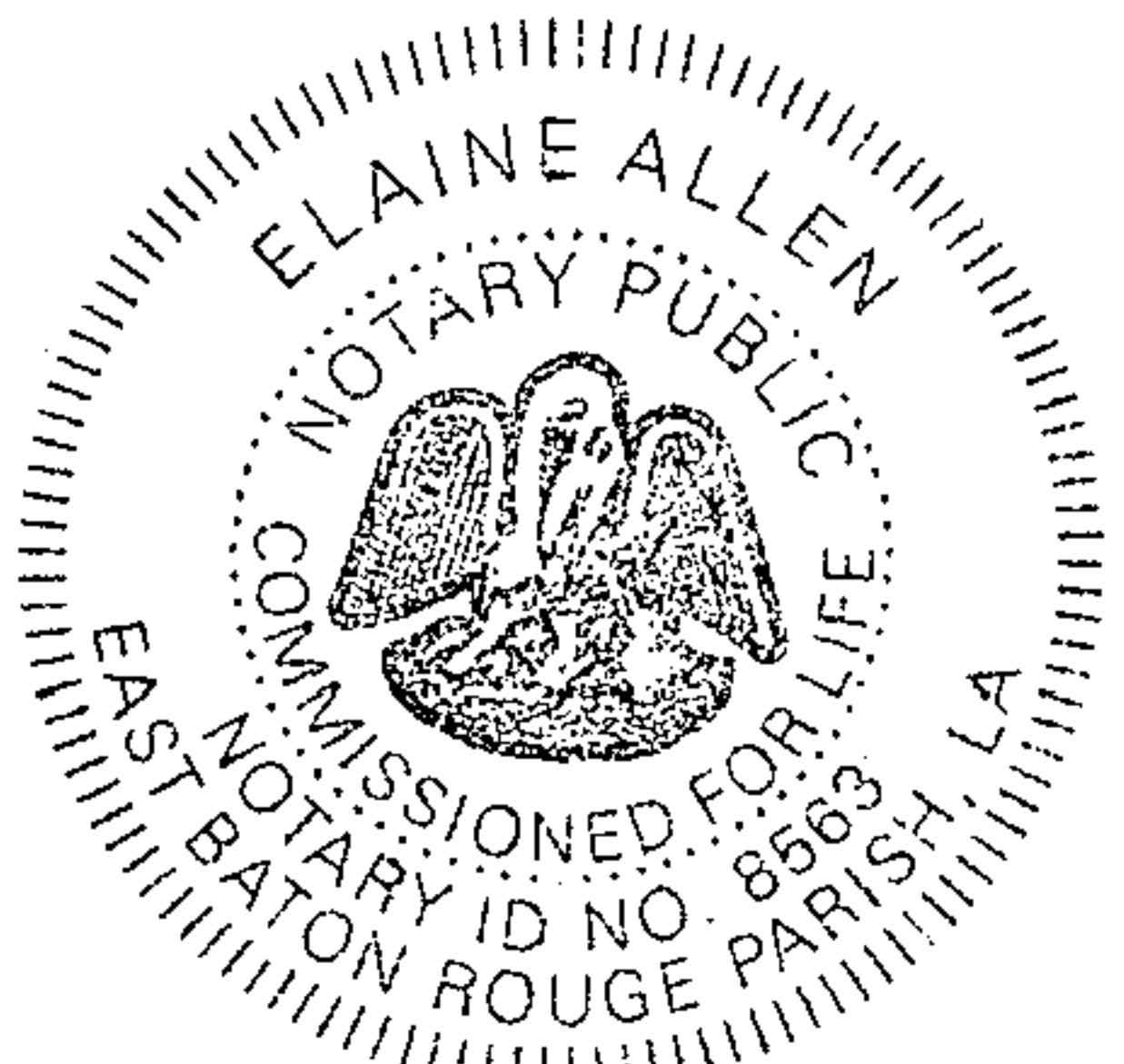
Elaine Allen

Notary Public

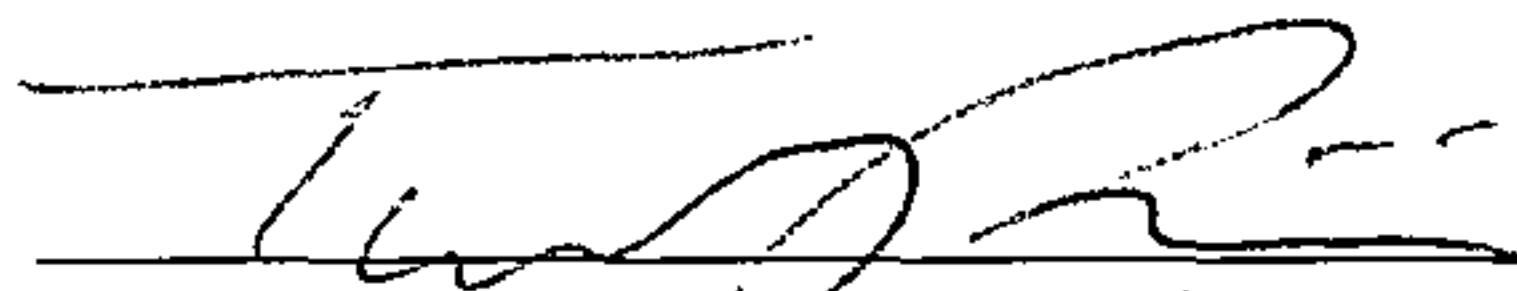
My Commission Expires: For Life

DOCUMENT NOT PREPARED
BY NOTARY PUBLIC

Notary liable for
Notarization ONLY



IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the
7 day of January, 2021.



**Tyler Nicholas Partridge as Personal Representative of the Estate of Dorothy Jean H. Partridge,
deceased Probate Case No. PR-2018-000843**

STATE OF Alabama
Shelby COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Tyler Nicholas Partridge as Personal Representative of the Estate of Dorothy Jean H. Partridge, deceased Probate Case No. PR-2018-000843**, 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/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7 day of
January, 2021.

Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN Notary Public, Alabama State At Large My Commission Expires Jan. 18, 2021

Real Estate Sales Validation Form

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

Grantor's Name The Estate of Dorothy Jean H. Partridge
Mailing Address 2499 Smokey RD
 Alabaster, AL 35007

Grantee's Name Lauren Brook Scales
Mailing Address Tyler Nicholas Partridge
2499 Smokey RD
Alabaster, AL 35007

Property Address 2499 Smokey RD
Alabaster, AL 35007

Date of Sale 01/07/2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 186,710.00

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 Assessor's Value--Inheritance--No Tax

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 07/12/2021

Print Justin Smitherman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of Section 25, Township 21 South, Range 3 West; thence Southerly along Section line 1328.0 feet; thence right 94 degrees 20 minutes and run 1316.2 feet; thence left 94 degrees 20 minutes and run 319.71 feet; thence right 93 degrees 48 minutes and run 1280.84 feet; thence turn left 85 degrees 45 minutes and run 345.0 feet; thence left 94 degrees 15 minutes for a distance of 345.63 feet to the point of beginning; thence continue along last described course 221.3 feet; thence left 85 degrees 45 minutes and run 200 feet; thence left 94 degrees 15 minutes and run 221.3 feet; thence left 85 degrees 45 minutes and run 200 feet to the point of beginning. Being situated in the SW 1/4 of the NE 1/4, Section 25, Township 21 South, Range 3 West, Shelby County, Alabama.

ALSO, an easement for ingress and egress being more particularly described as follows: Commence at the Northwest corner of the above described property and run Southerly along West line of said tract 20.7 feet to a point on centerline of a 20.0-foot easement and the point of beginning; thence right 72 degrees 22 minutes 23 seconds and run along said centerline 133.5 feet; thence right 3 degrees 18 minutes 20 seconds and run 135.6 feet; thence right 5 degrees 21 minutes 20 seconds and run 103.5 feet, more or less, to the intersection of a county road and said 20.0-foot easement centerline, said point being the terminus of said easement.

According to survey of Robert C. Farmer, RLS #14720, dated October 19, 1987.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2021 12:57:08 PM
\$40.00 CHERRY
20210712000337730

Allie S. Boyd