

This deed was prepared without benefit of title examination or survey.

THIS INSTRUMENT WAS PREPARED BY:
DANNY C. LOCKHART, ATTORNEY AT LAW
1129 FORESTDALE BLVD.
BIRMINGHAM, AL. 35214

SEND TAX NOTICE TO:
Lisa Eiland
4978 Snowville Brent Road
Dora, AL 35062

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY

That to perfect title pursuant to the last will and testament of Jimmie R. Armstrong, Sr.,
the **Estate of Jimmie R. Armstrong, Sr., deceased, case no. PR-2020-000309 in the Probate**
Court of Shelby County, Alabama, (herein referred to as GRANTOR), does grant, bargain,
sell and convey unto **Lisa Eiland and Jimmy R. Armstrong, Jr.,** (herein referred to as
GRANTEES), the following described real estate situated in **Shelby County, Alabama** to-wit:

Parcel I

Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 17 S., Range 1 E., described as follows:

Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run west along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 482.0 feet., thence turn 89 degrees 47 minutes left and run southerly 50.0 feet to the point of beginning of the parcel of land herein described; thence continue running southerly along same course 125.0 feet; thence turn 90 degrees 13 minutes left and run easterly 150.0 feet; thence turn 90 degrees 13, minutes right and run southerly 135.0 feet; thence turn 76 degrees 20 minutes 24 seconds right and run southwesterly 474.30; feet thence turn 12 degrees 36 minutes 25 seconds left and run southwesterly 191.70 feet; thence turn 3 degrees 26 minutes left and run southwesterly 99.50 feet; thence turn 10 degrees 52 minutes left and run southwesterly 354.60 feet; thence turn 130 degrees 50 minutes right and run northerly 429.25 feet to the southeasterly right of way of a paved public street; thence turn 61 degrees 41 minutes right and run northeasterly along said right of way 316.0 feet; thence 1 degrees 45 minutes right and along said right of way 175.0 feet; thence 2 degrees 39 minutes right and along said right of way 192.0 feet; thence 22 degrees 41 minutes 01 second right and along said right of way 225.0 feet to the point of beginning.

Parcel II

Lots No. 4 and 5 according to the subdivision of Rice Acres as surveyed by W. B. Bennett, and recorded in the Office of Probate Judge of Shelby County, Alabama, in Map Book 3, page 117; Also land owned by Grantors above the present 397 feet contour line of Alabama Power Company adjoining said lots as said contour line exists as of the date hereof.

LESS AND EXCEPT that portion of Lot 5 which was conveyed to James M. Wright in deed dated January 24, 1968, and recorded in Deed Book 251, page 701 in the Probate Records of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, exceptions, reservations and restrictions of record, if any.

NOTE: Jimmie R. Armstrong, Sr., deceased, having died on March 6, 2020, was the surviving grantee in those certain deeds recorded in Book 355, page 679 and Book 355, page 679. The other grantee, Betty Armstrong, is deceased, having died on or about May 30, 1996.

Note: Jimmie Ray Armstrong, Sr., was one and the same person as Jimmie R. Armstrong, Sr.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that the estate of Jimmie R. Armstrong, Sr., is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Lisa Eiland, as Personal Representative of the Estate of

Jimmie R. Armstrong, Sr., deceased, has hereunto set her hand and seal, this 5th day of February, 2021.

Estate of Jimmie R. Armstrong, Sr., deceased.

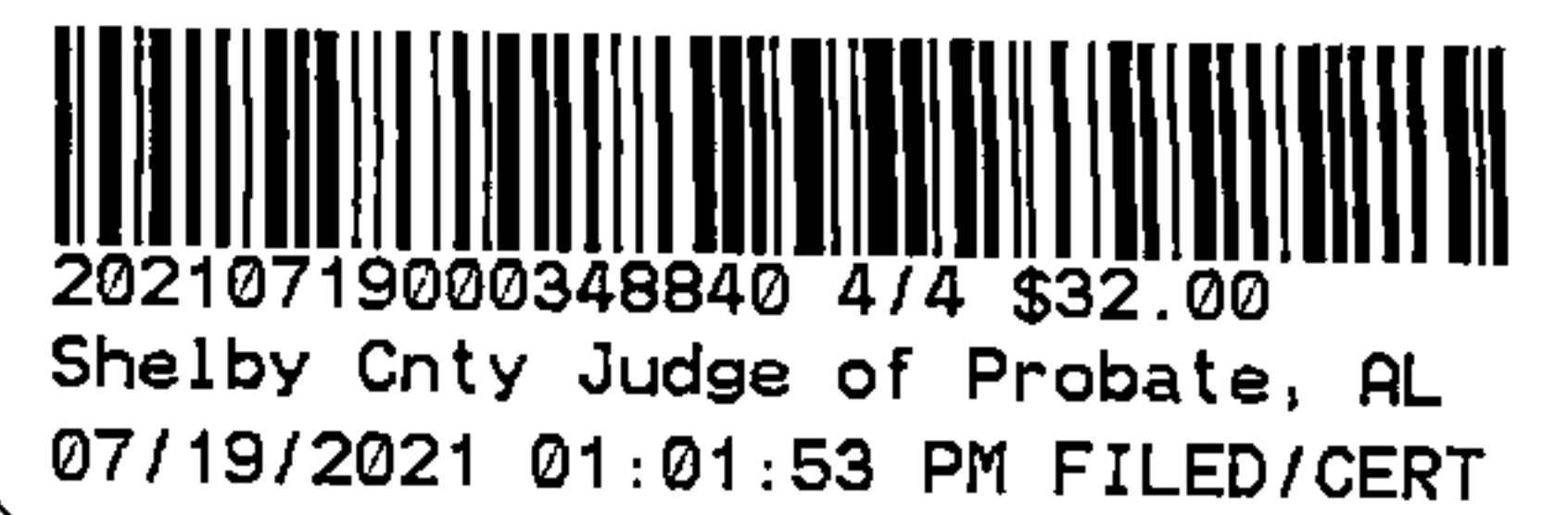
By Lisa Eiland
Lisa Eiland Personal Representative

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Lisa Eiland** whose name as Personal Representative of the Estate of **Jimmie R. Armstrong, Sr.**, 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 in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 5th day of February, 2021.

Danny C. Thomas
Notary Public
My commission expires: 10-23-24



Real Estate Sales Validation Form

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

Grantor's Name	<u>Estate of Jimmie R. Armstrong</u>	Grantee's Name	<u>Lisa Eiland</u>
Mailing Address	<u>4978 Snowville Brent Road</u> <u>Dora, AL 35062</u>	Mailing Address	<u>4978 Snowville Brent Road</u> <u>Snowville, AL 35062</u>
Property Address	<u>74 Missouri Road</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>2-5-21</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>191,260.00</u>

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	☐ Appraisal
☐ Sales Contract	☒ Other pursuant to will to perfect title
☐ Closing Statement	

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).

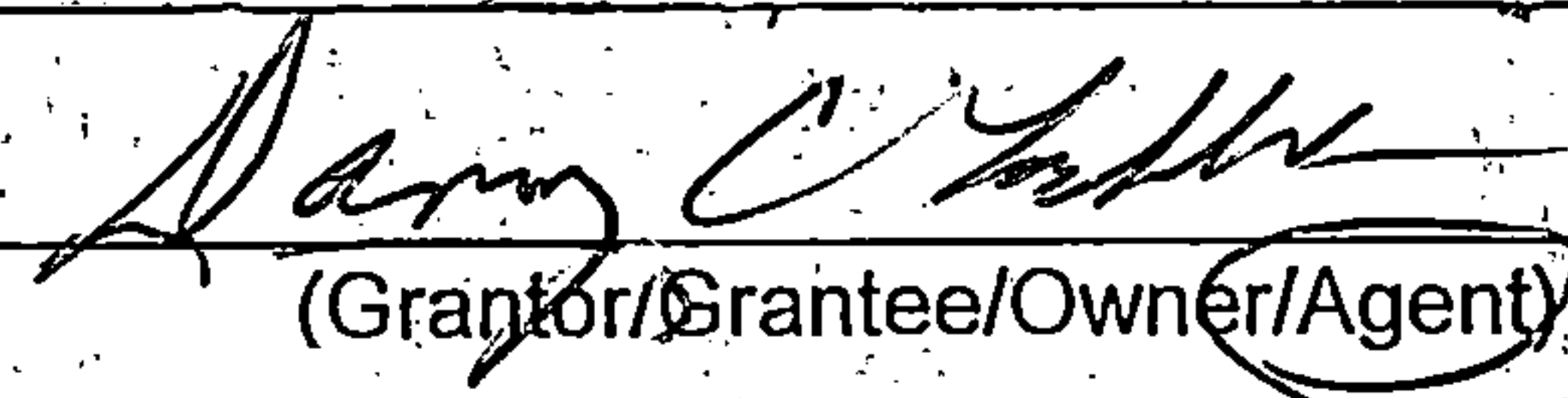
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-5-21

Print Danny C. Lockhart

☐ Unattested

Sign


(Grantor/Grantee/Owner/Agent) circle one.

(verified by)

Form RT-1