



20210728000363950 1/5 \$37.00
Shelby Cnty Judge of Probate, AL
07/28/2021 10:38:08 AM FILED/CERT

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Glenda Stinson
6151 Chelsea Rd
Columbiana, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollar (\$1.00), and settlement of the Estate of A. M. Stinson, Jr., deceased, in hand paid by Grantee herein, the receipt whereof is hereby acknowledged, **Alvin M. Stinson, III, a married man, Glori Ann Stinson Short, a married woman, and Mary Elizabeth Stinson Skillman, a married woman**, (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto **Glenda J. Stinson**, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1: That part of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22 and the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, lying North of County Highway Number 69, Township 20 South, Range 1 West, Shelby County, Alabama and being Parcel E of Tract Nine Subdivision, as recorded in Map Book 10, page 32; in the Probate Office of Shelby County, Alabama.

Subject to all rights-of-ways and easements that may be of record or in evidence through use.

Subject to all planning, zoning, health and other governmental regulations, if any, affecting subject property.

Consisting of 19.4 acres.

PARCEL 2: From a 6" X 6" concrete monument at the Southeast corner of Section 22, Township 20 South, Range 1 West, run thence North along the accepted East boundary of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 22, a distance of 403.32 feet to a $\frac{1}{2}$ " rebar, said point being the point of beginning of herein described parcel of land; thence continue along said course a distance of 82.31 feet to a $\frac{1}{2}$ " rebar that is 832.69 feet South of a 1" pipe accepted as the Northeast corner of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence turn 81 deg. 50 min. 17 sec. left and run 87.00 feet to a $\frac{1}{2}$ " rebar; thence turn 77 deg. 56 min. 23 sec. left and run 81.06 feet to a $\frac{1}{2}$ " rebar; thence turn 100 deg. 58 min. 03 sec. left and run 115.64 feet to the point of beginning of herein described parcel of land; being situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 20, South, Range 1 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

Consisting of 0.19 acres.



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PARCEL 3: A parcel of land in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23 and SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

From the SW corner of Section 23, Township 20 South, Range 1 West, run thence North along the West boundary of said Section 23 a distance of 485.63 feet to the point of beginning of herein described Parcel; thence turn 81 deg. 50 min. 37 sec. left and run 87.00 feet; thence turn 90 deg. 47 min. 48 sec. right and run 229.57 feet; thence turn 92 deg. 54 min. 53 sec. right and run 51.50 feet to a point on the aforementioned West boundary of Section 23; thence continue along said course a distance of 733.95 feet to a point on the West boundary of Shelby County Highway No. 47 (80 foot right of way); thence turn 89 deg. 21 min. 20 sec. right and run 165.00 feet along said Highway boundary; thence turn 91 deg. 36 min. 02 sec. right and run 365.81 feet; thence turn 32 deg. 19 min. 16 sec. left and run 94.18 feet; thence turn 27 deg. 39 min. 13 sec. right and run 243.14 feet to the point of beginning of herein described parcel; being situated in Shelby County, Alabama. Consisting of 3.3 acres.

PARCEL 4: That certain real estate mortgage executed Gary M. Davis and wife Gail E. Davis to Alvin Macon Stinson, Jr, dated June 16, 2014 filed for record in the appropriate office of Shelby County, Alabama on June 17, 2015 and recorded as instrument 20140617000183590. Including all Grantor's interest in and through said Mortgage and the Note which secures said Mortgage and the real estate described therein.


The Grantors herein, together with the Grantee constitute all of the heirs of A. M. Stinson Jr., deceased, who died in Shelby County, Alabama on June 24, 2021.

(Description supplied by the parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

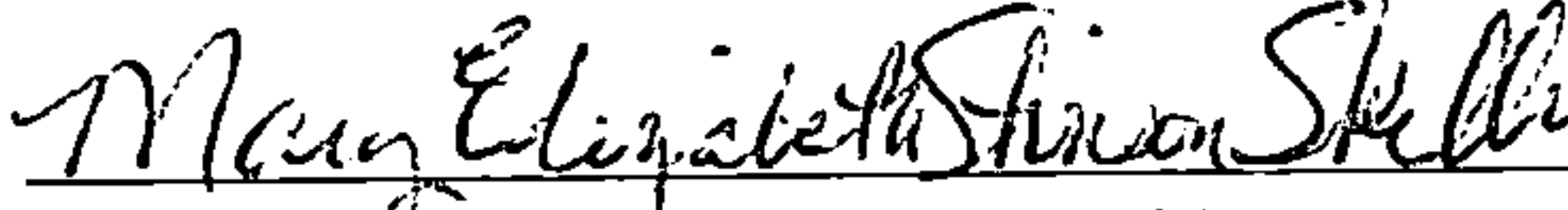
The above property constitutes no part of the homestead of any of the Grantors or their spouses.

It is the intention hereby by Grantors to convey to Grantee herein all real estate or interest in real estate owned by A. M. Stinson, Jr. at the time of his death in Shelby County, Alabama whether correctly described herein or not.

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

 (Seal)
Alvin M. Stinson, III, a married man

 (Seal)
Glori Ann Stinson Short, a married woman

 (Seal)
Mary Elizabeth Stinson Skillman, a married woman



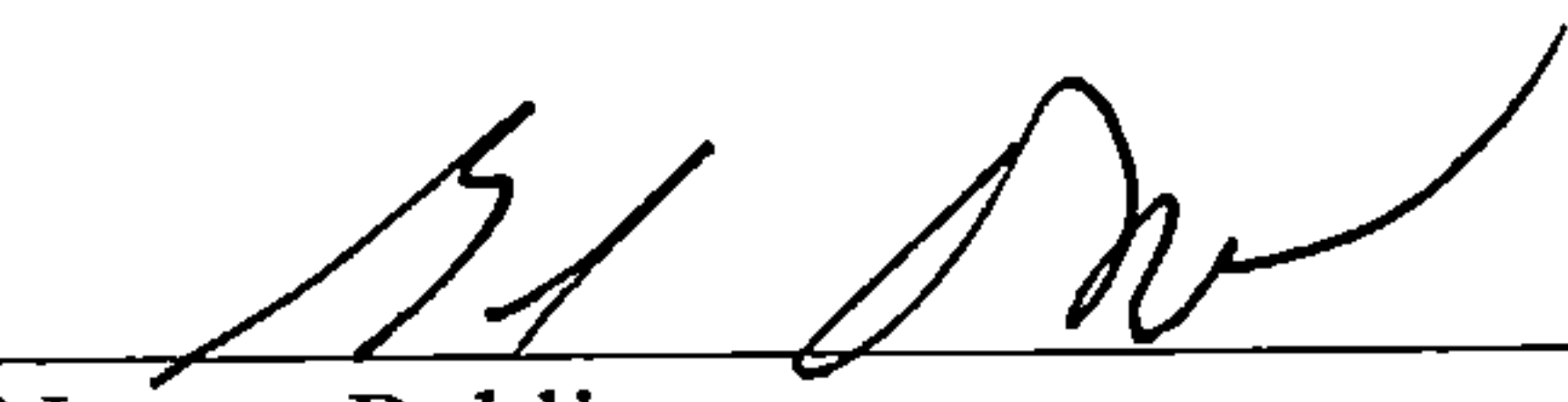
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STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Alvin M. Stinson, III, a married man**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of July, 2021.

 (SEAL)
Notary Public

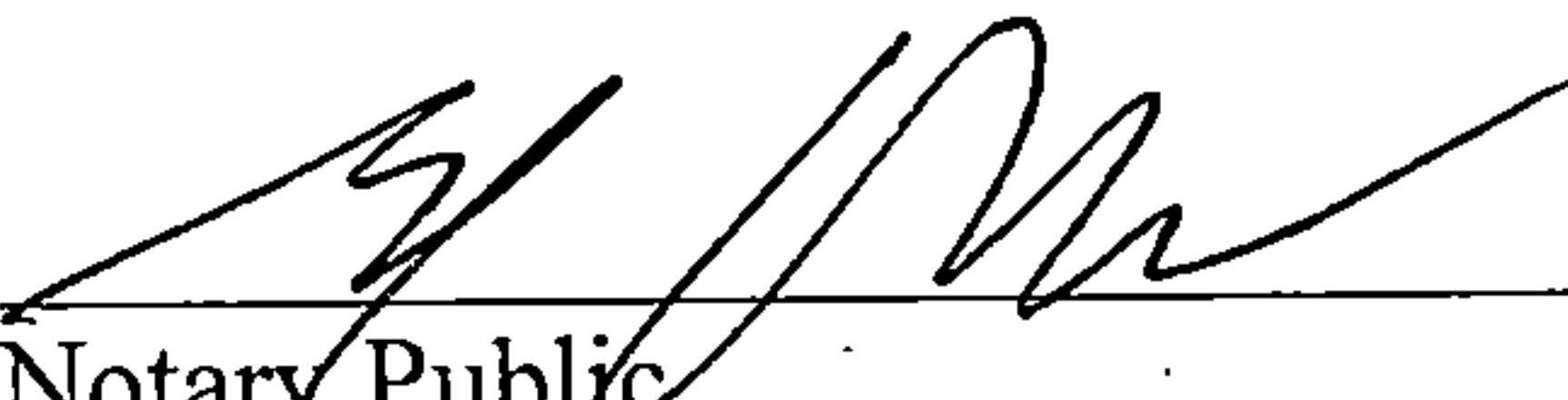
My Commission Expires: 4-10-23

STATE OF ALABAMA

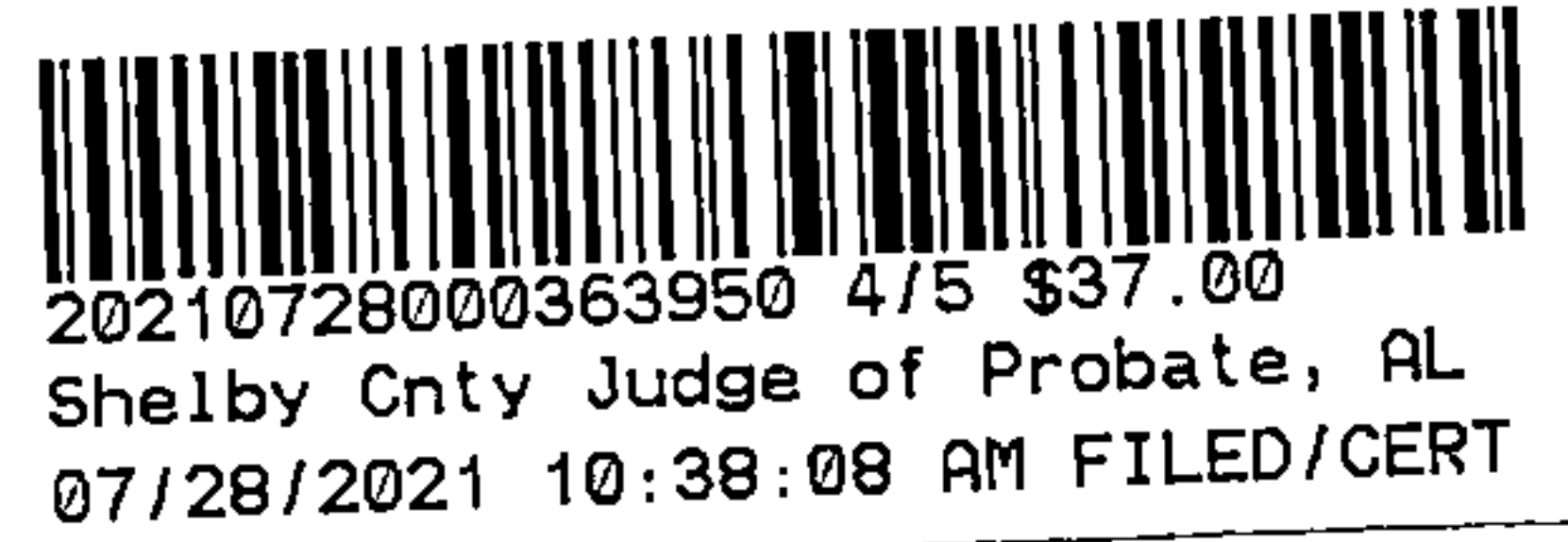
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Glori Ann Stinson Short, a married woman**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of July, 2021.

 (SEAL)
Notary Public

My Commission Expires: 4-10-23



STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mary Elizabeth Stinson Skillman, a married woman**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of July, 2021.

[Signature] (SEAL)
Notary Public

My Commission Expires: 4-10-23

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 A.M. Stinson Jr.
Mailing Address 6151 Chelsea Rd
Columbiana, AL 35051

Grantee's Name Glenda J. Stinson
Mailing Address 6151 Chelsea Rd
Columbiana, AL 35051

Property Address N/A.

Date of Sale _____

Total Purchase Price \$ _____

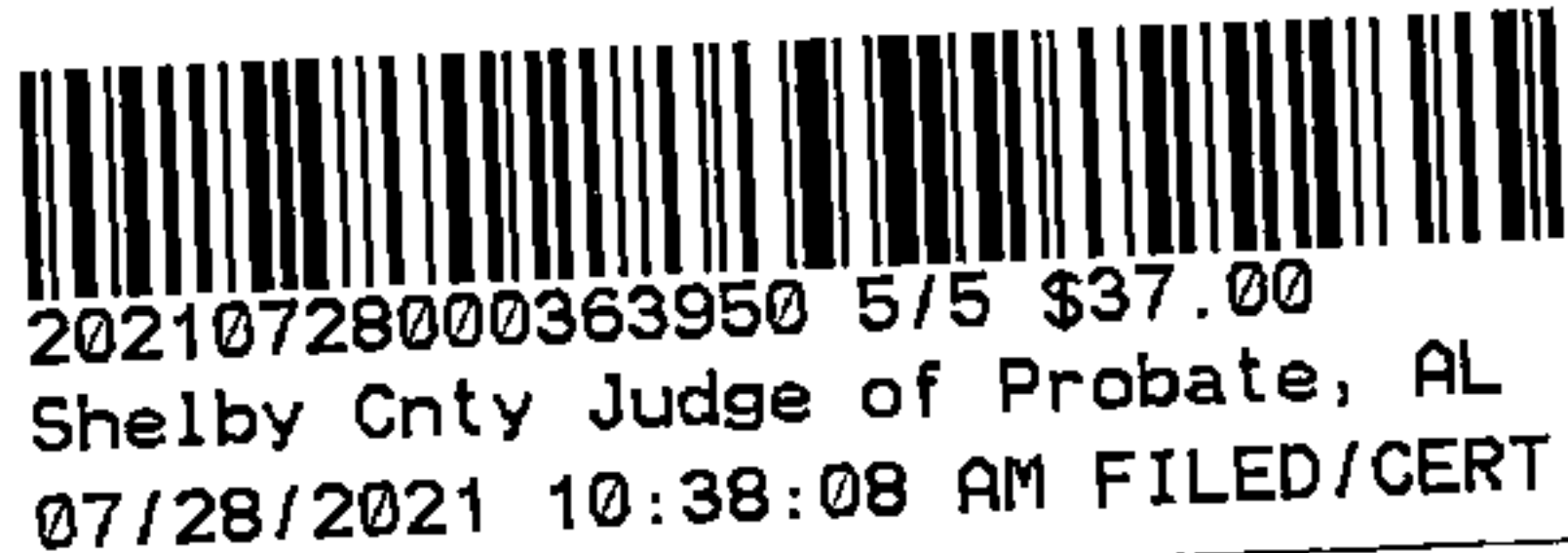
or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

187,530.00 per
bill



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 7/28/2021

Print Glenda J. Stinson

Unattested

(verified by)

Sign

Glenda J. Stinson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1