

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-21-27164

Send Tax Notice To: Greg Wolf

5528 Northridge Cir.
Hoover AL 35244

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of Thelma Smith, deceased, Probate Case PR-2007-000016, as removed to Circuit Court under CV-2007-000694.00**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Greg Wolf**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$_____ of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of August, 2021.

THE ESTATE OF THELMA SMITH, DECEASED,
PROBATE CASE PR-2007-000016, AS REMOVED
TO CIRCUIT COURT UNDER CV-2007-000694.00


By Diann Jessie
Personal Representative



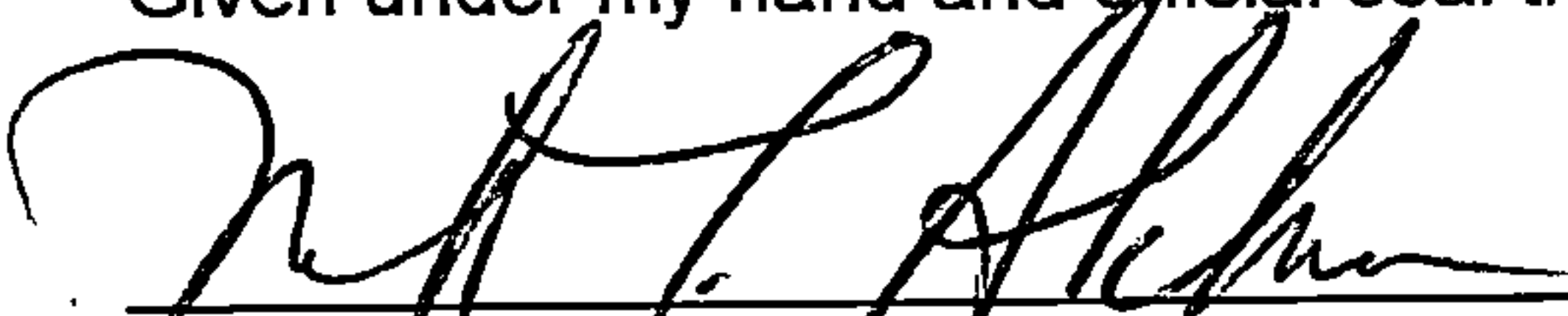
20210826000417330 1/3 \$88.00
Shelby Cnty Judge of Probate, AL
08/26/2021 04:01:41 PM FILED/CERT

State of Alabama

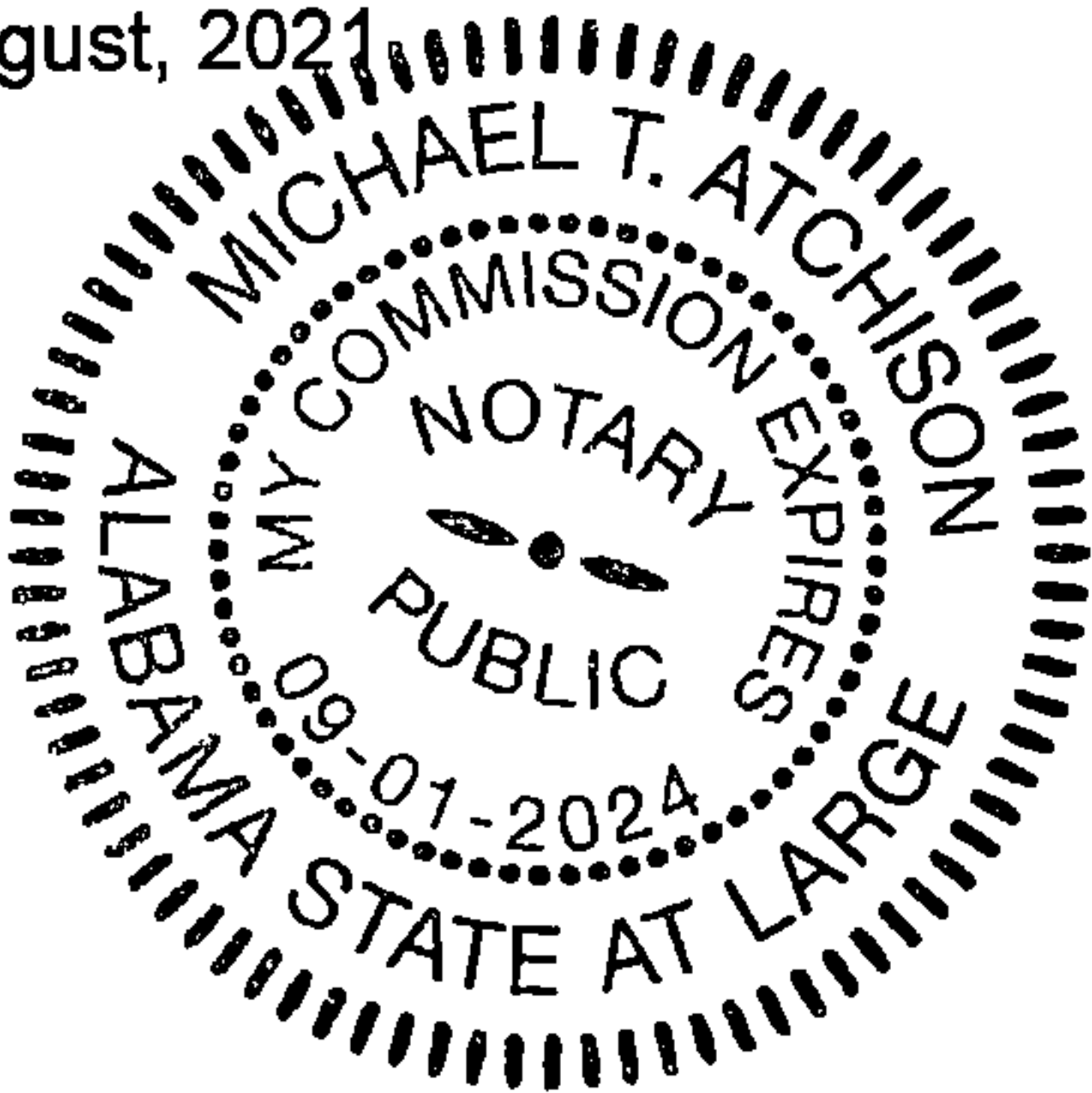
County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that Diann Jessie as Personal Representative of The Estate of Thelma Smith, deceased, Probate Case PR-2007-000016, as removed to Circuit Court under CV-2007-000694.00, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of August, 2021


Notary Public, State of Alabama

My Commission Expires: 9-1-24



Shelby County, AL 08/26/2021
State of Alabama
Deed Tax: \$60.00

EXHIBIT "A"
LEGAL DESCRIPTION



20210826000417330 2/3 \$88.00
Shelby Cnty Judge of Probate, AL
08/26/2021 04:01:41 PM FILED/CERT

PARCEL 1

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S02°01'47"E, a distance of 702.53' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 183.00' to a point on the Northerly R.O.W. line of Ruffin Road; thence S72°43'29"E and along said R.O.W. line, a distance of 237.00'; thence N02°06'09"E and leaving said R.O.W. line, a distance of 190.00'; thence N75°11'23"W, a distance of 248.00' to the POINT OF BEGINNING.

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 Thelma Smith,
deceased, Probate Case
PR-2007-000016, as removed to
Circuit Court under
CV-2007-000694.00

Mailing Address 1837 St Charles Ave SW
Atlanta AL 30321

Property Address 0 Ruffin Road
Helena, AL 35080

Grantee's Name Greg Wolf

5528 Northridge Circle
Hoover AL 35244

Mailing Address _____

Date of Sale August 19, 2021

Total Purchase Price \$175,000.00

or

Actual Value _____

or

Assessor's Market Value _____

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
xx 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 of 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 August 16, 2021

Print The Estate of Thelma Smith, deceased, Probate
Case PR-2007-000016, as removed to Circuit Court
under CV-2007-000694.00



20210826000417330 3/3 \$88.00
Shelby Cnty Judge of Probate, AL
08/26/2021 04:01:41 PM FILED/CERT

x Reanna Jessie

Form RT-1