



20210915000449160 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
09/15/2021 10:39:55 AM 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 Vivian W. Ray, deceased, in accordance with her will probated in Case No. PR-2020-000622 in the Probate Court of Shelby County, Alabama, the undersigned James L. Ray III and John Gary Ray, personal representatives of said estate (herein referred to as GRANTOR) pursuant to the provisions in said will and in accordance with the power given to them in said will do grant, bargain, sell and convey to James L. Ray III and John Gary Ray, individually and in equal shares as tenants in common (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northwest Corner of Section 23, T-21S, R-1E; thence proceed easterly along the northern boundary of the NW $\frac{1}{4}$ of said Section 23 for a distance of 1726.95 feet to a point on the east right-of-way line of Alabama Highway 145; thence turn an angle of 104 degrees 07 minutes 50 seconds to the right and proceed in a southerly direction along said east right-of-way line of said Alabama Highway 145 for a distance of 10.17 feet to the point of beginning of the parcel herein described; thence continue in a southerly direction along said east right-of-way line of Alabama Highway 145 for a distance of 576.08 feet to a right-of-way monument; thence continue in a southerly direction along said right-of-way of Alabama Highway 145, along a curve to the right, having a radius of 7739.44 feet and central angle of 3 degrees 20 minutes 44 seconds, for an arc distance of 451.90 feet to a point, being the point of intersection of said east right-of-way line of Alabama Highway 145 with the northern right-of-way line of County Highway 414; thence turn an angle of 121 degrees 33 minutes 45 seconds to the left, from the tangent to the curve, and run in an easterly direction along said northern right-of-way line of County Highway 414 for a distance of 788.07 feet to a point; thence continue along said right-of-way of County Highway 414 along a curve to the left, having a radius of 36.60 feet and central angle of 98 degrees 05 minutes, for an arc distance of 62.65 feet to the end of said curve; thence continue along said right-of-way of County Highway 414 along a curve to the right, having a radius of 89.29 feet and central angle of 104 degrees 47 minutes 28 seconds, for an arc distance of 163.31 feet to the end of said curve; thence turn an angle of 90 degrees to the right, from the tangent to the curve, and continuing along said right-of-way proceed for a distance of 5.00 feet to a point; thence turn an angle of 90 degrees to the left and continuing along said right-of-way proceed in an easterly direction for a distance of 400.89 feet to a point, being the Southwest Corner of John Gary Ray property; thence turn an angle of 90 degrees to the left and leaving said right-of-way proceed along the west property line of John Gary Ray property for a distance of 160.00 feet to a point; thence turn an angle of 46 degrees 23 minutes 22 seconds to the right and proceed along the Northwest property line of said John Gary Ray property for a distance of 100.20 feet to a point on the Alabama Power Company Mean Sea Level Elevation 397 Contour of Lay Lake; thence turn an angle of 93



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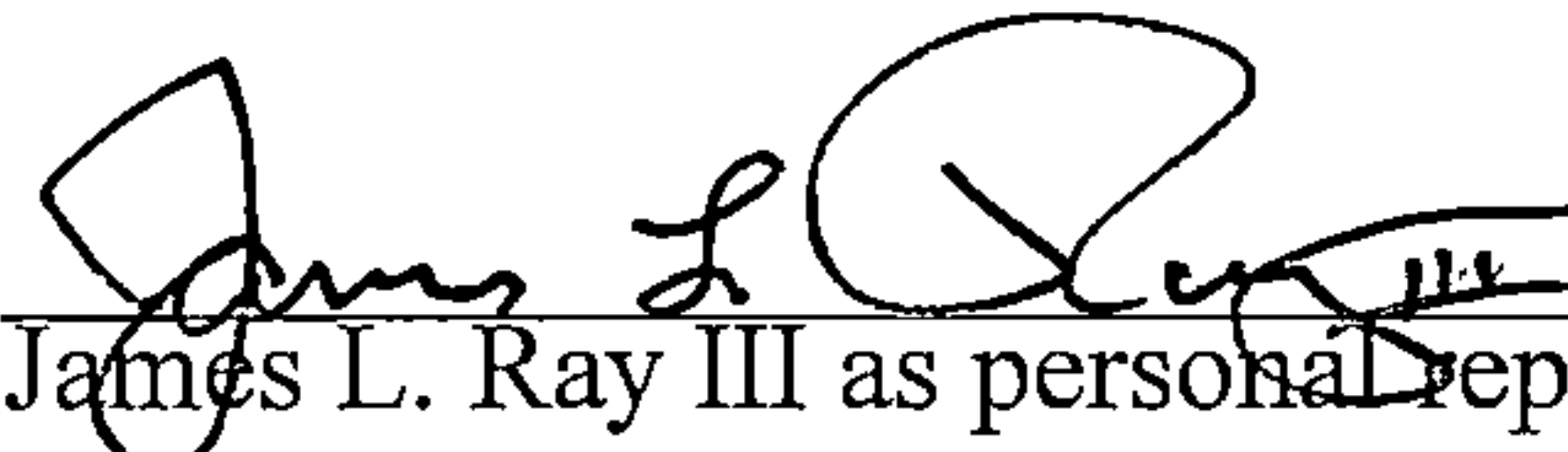
degrees 35 minutes 34 seconds to the left and run along said Elevation 397 Contour, having a chord distance of 106.47 feet to a point; thence turn an angle of 9 degrees 25 minutes 14 seconds to the right, from the extended chord, and continue along said Elevation 397 Contour, having a chord distance of 96.28 feet, to an iron found, being the Southeast Corner of Rex and Melisa Smith property; thence turn an angle of 55 degrees 45 minutes 50 seconds to the left, from the extended chord, and leaving the Elevation 397 Contour of Lay Lake, proceed in a westerly direction along the southern boundary of the Rex and Melisa Smith property for a distance of 481.72 feet to an iron found, being the Southwest Corner of said Rex and Melisa Smith Property; thence turn an angle of 78 degrees 46 minutes 05 seconds to the right and proceed in a northwesterly direction along the western boundary of said Smith property for a distance of 165.24 feet to an iron found, being the Northwest Corner of said Smith property and the Southwest Corner of James L. Ray III property; thence turn an angle of 0 degrees 00 minutes 38 seconds to the left and proceed along a western boundary of said James L. Ray III property for a distance of 168.21 feet to a point; thence turn an angle of 67 degrees 51 minutes 30 seconds to the left and proceed in a westerly direction along a south boundary of said James L. Ray III property for a distance of 283.81 feet to the point of beginning.

Also included is a 10 feet wide by 190 feet long strip of land on the south side of County Highway 414 right-of-way described as follows: Commence at the Northwest Corner of Lot 26 of Walter's Cove, First Sector, as recorded in Map Book 5, Page 22, in the Office of Probate Judge, Shelby County, Columbiana, Alabama; thence proceed in a southwesterly direction along the south right-of-way line of County Highway 414 for a distance of 300.00 feet to the point of beginning; thence continuing along said right-of-way proceed for 10 feet to a point; thence turn an angle of 90 degrees to the left and proceed for a distance of 190 feet to a point on the Alabama Power Company Elevation 397 Contour of Lay Lake; thence turn an angle of 90 degrees to the left and proceed along said Elevation 397 Contour for a chord distance of 10 feet to a point; thence turn an angle of 90 degrees to the left, from the extended chord, and proceed for a distance of 190 feet to the point of beginning.

Said parcels are lying in the N ½ of Section 23, T-21S, R-1E, and contain 15.6 acres, more or less.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set their hands and seals this 10th
day of September, 2021.


James L. Ray III as personal representative


John Gary Ray as personal representative

[notary acknowledgment on following page]



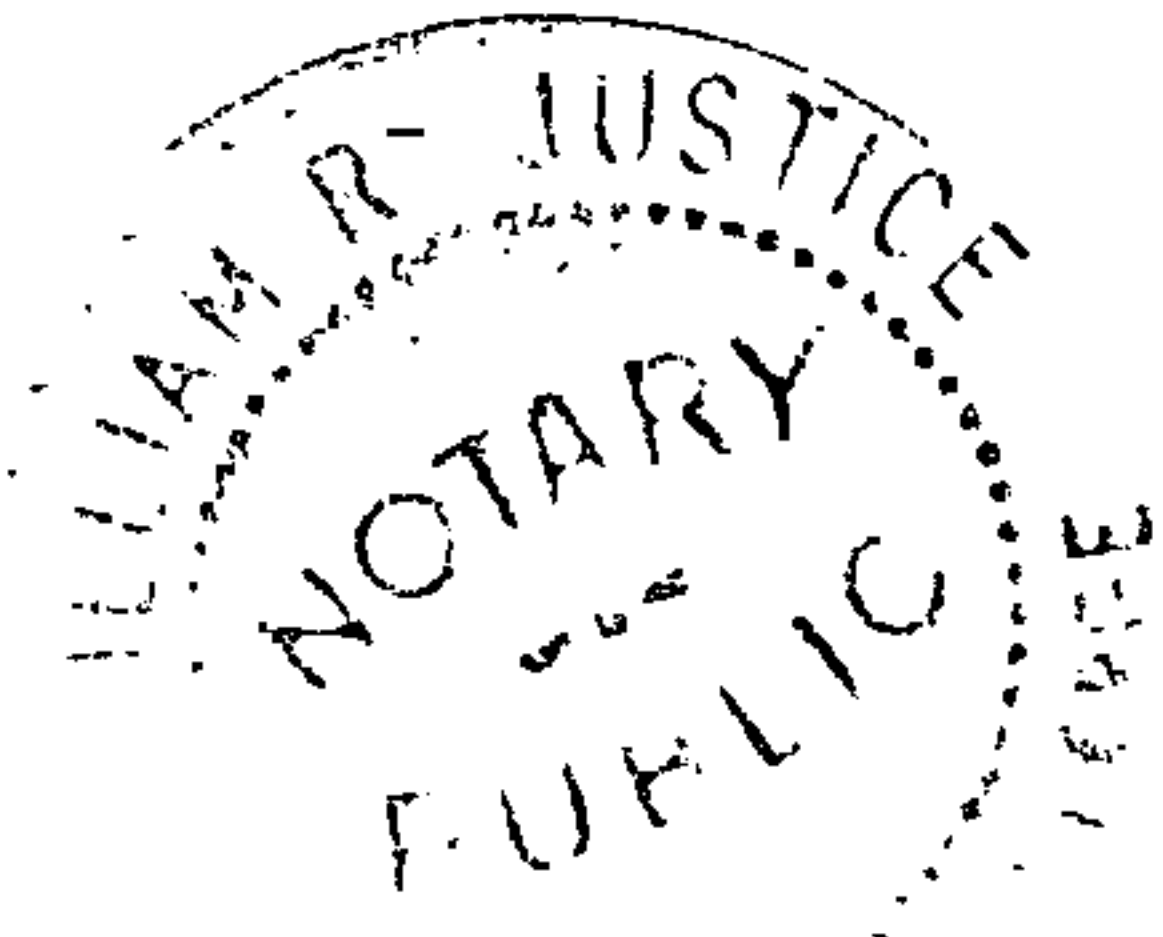
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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. Ray III and John Gary Ray, whose names as personal representatives of the estate of Vivian W. Ray, deceased, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they as such personal representatives executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September, 2021.

William R. Justice
Notary Public
My commission expires 9/12/23





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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 Vivian W. Ray
Mailing Address 185 Hwy 414
Wilsonville, AL 35186

Grantee's Name see deed
Mailing Address 185 Hwy 414
Wilsonville, AL 35186

Property Address 185 Hwy 414
Wilsonville, AL 35186

Date of Sale 9/10/21
Total Purchase Price \$
or
Actual Value \$419,069.00

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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☐ Other

distribution of estate per will

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 9/10/21

Print John Gary Ray, personal representative

Sign John Gary Ray
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)

Form RT-1