

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051



20211006000488180 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/06/2021 01:15:10 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

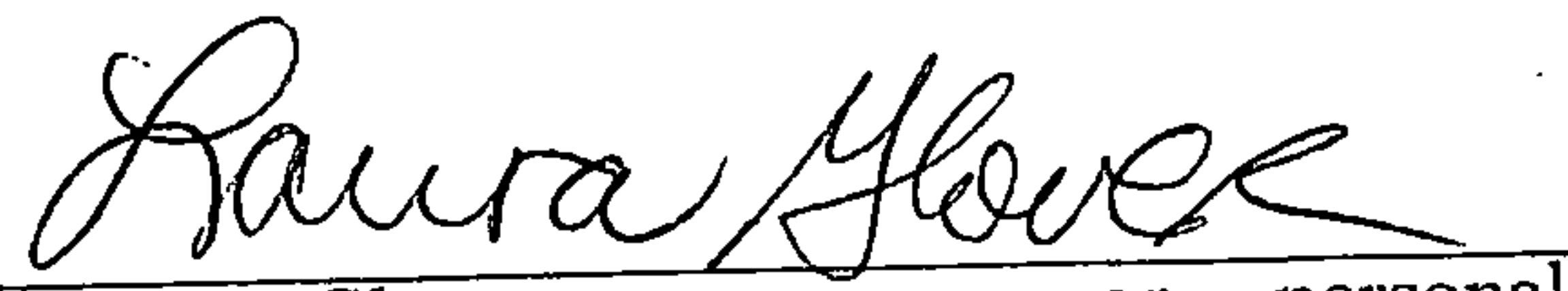
That in consideration of the distribution of the estate of Sidney T. Glover, deceased, in accordance with his will probated in Case No. PR-2020-000634 in the Probate Court of Shelby County, Alabama, the undersigned Laura Glover, successor personal representative of said estate (herein referred to as GRANTOR) pursuant to the provisions in said will and in accordance with the power given to her in said will does grant, bargain, sell and convey to Laura Glover, individually (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the SE ¼ of the SE ¼ of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the southeast corner of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence northerly along the east line of said section a distance of 563.59 feet to the point of beginning of the property being described; thence continue along last described course 420.00 feet to a point on the southerly margin of Shelby County Highway No. 26 in a curve to the left; thence turn 73 degrees 06 minutes 57 seconds left to chord and run west-northwesterly along the chord of said curve a chord distance of 219.46 feet to a point; thence turn 106 degrees 53 minutes 03 seconds left from chord and run southerly a distance of 483.74 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run easterly 210.00 feet to the point of beginning. Containing 2.2 acres, more or less.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal this 29 day of September, 2021.

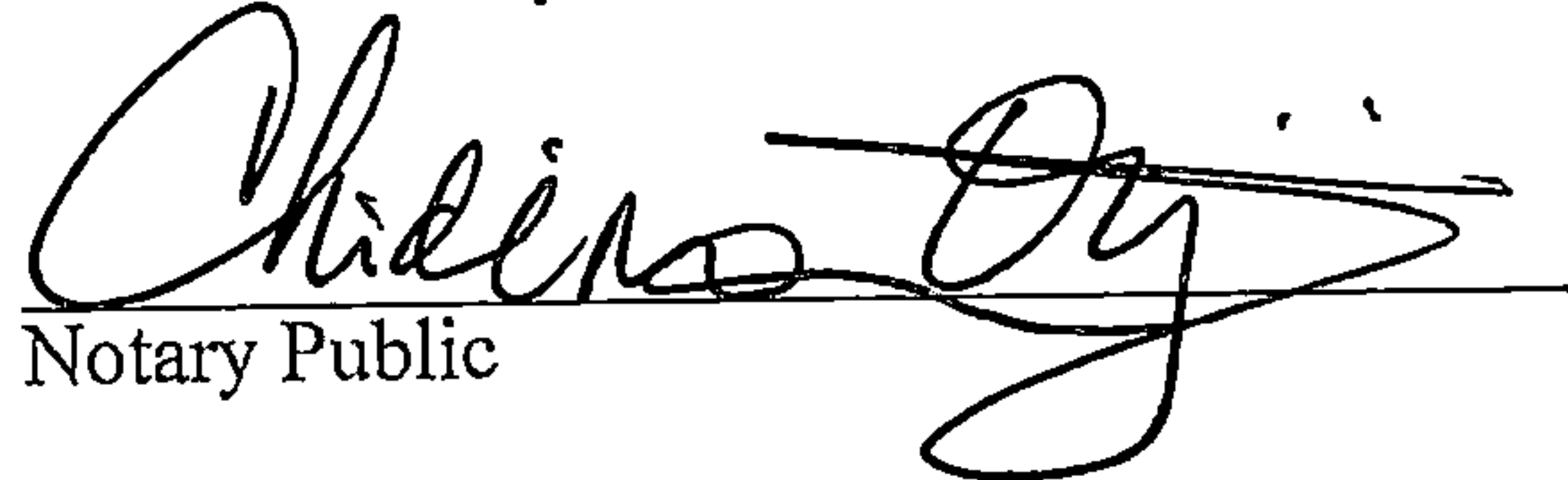

Laura Glover as successor personal representative

STATE OF ALABAMA
COUNTY OF Jefferson

20211006000488180 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
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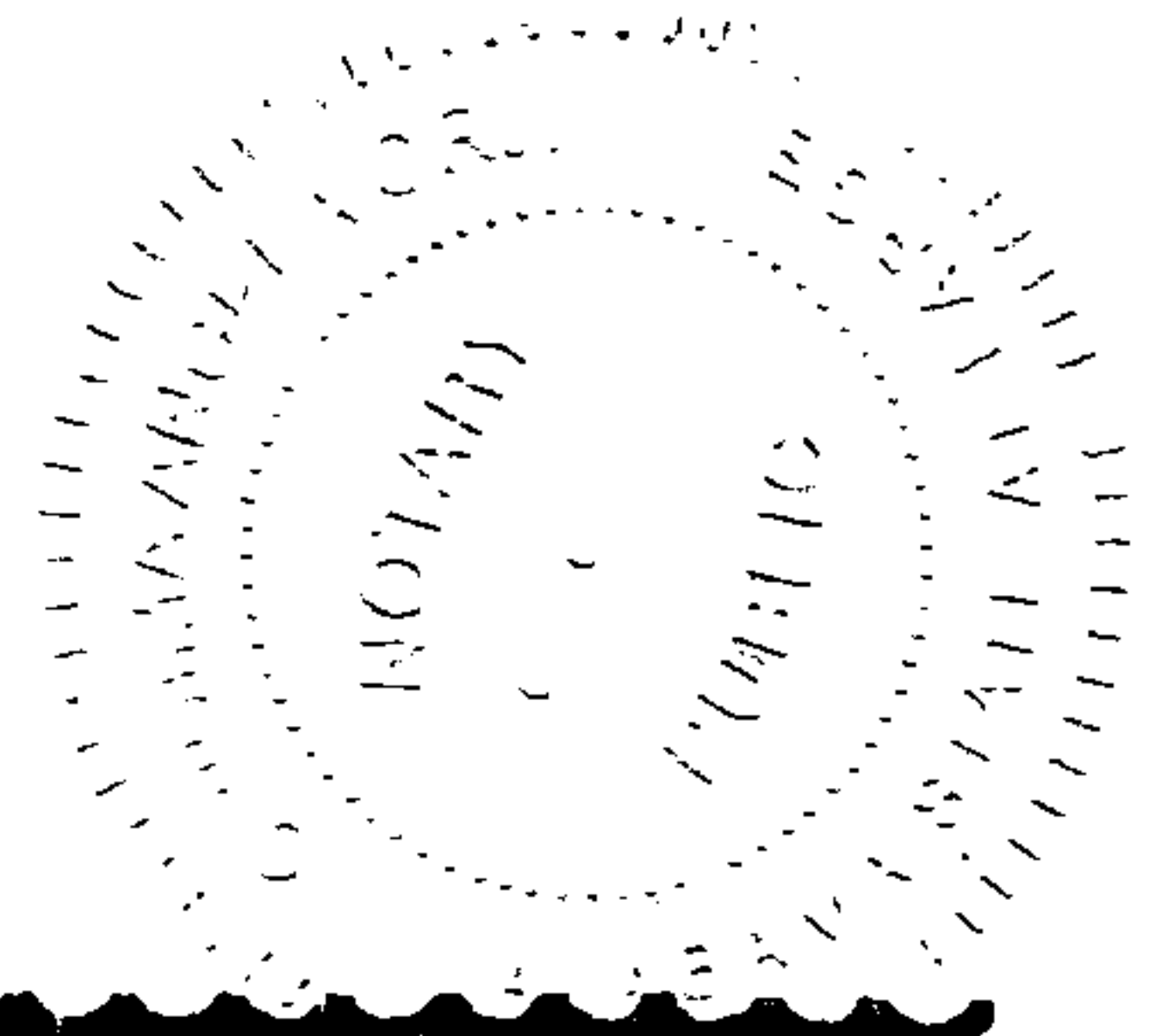
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Glover, whose name as successor personal representative of the estate of Sidney T. Glover, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she as such successor personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of September, 2021.


Notary Public

My commission expires

My Commission Expires
February 23, 2025



CHIDIMA ANGELA ORJI
Notary Public
Alabama State at Large

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 Sidney T. Glover
Mailing Address 5632 Highway 26
Columbiana, AL 35051

Grantee's Name Laura Glover
Mailing Address 5632 Highway 26
Columbiana, AL 35051

Property Address 5632 Highway 26
Columbiana, AL 35051

Date of Sale 9-29-21
Total Purchase Price \$ _____
or
Actual Value \$ 202,100.00
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 Assessor's current market value
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 9-29-2021

Print Laura Glover, successor personal representative

☐ Unattested

Sign

Laura Glover

(Grantor) Grantee/Owner/Agent) circle one



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Form RT-1