

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



20211022000515080 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
10/22/2021 12:38:07 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Herman B. Justice, deceased, probated in Case No. PR-2021-000090 in the Probate Court of Shelby County, Alabama, the undersigned John B. Justice and William R. Justice, co-personal representatives of said estate (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Suzanne J. Harris (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

The SE¼ of the NE¼, Section 5, Township 19 South, Range 2 East; and the W½ of the SW¼ of the NW¼, Section 4, Township 19 South, Range 2 East.

Also, all easements and access roads to said property, including the easement granted by deed recorded as Instrument # 20071022000489290 in the Probate Office of Shelby County, Alabama; and also including a non-exclusive access easement hereby granted over the existing drive crossing Section 33, Township 18 South, Range 2 East, and Section 4, Township 19 South, Range 2 East.

Subject to rights of others to use access easements and roads, including the access easement granted to William R. Justice to access his land in Section 33, Township 18 South, Range 2 East, and to John B. Justice to access his land in Section 33, Township 18 South, Range 2 East, and Sections 4 and 5, Township 19 South, Range 2 East.

Subject to rights of others to use access easements and roads.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

16th day of October, 2021.

John B. Justice
John B. Justice as co-personal representative

William R. Justice
William R. Justice as co-personal representative

STATE OF ALABAMA
COUNTY OF SHELBY



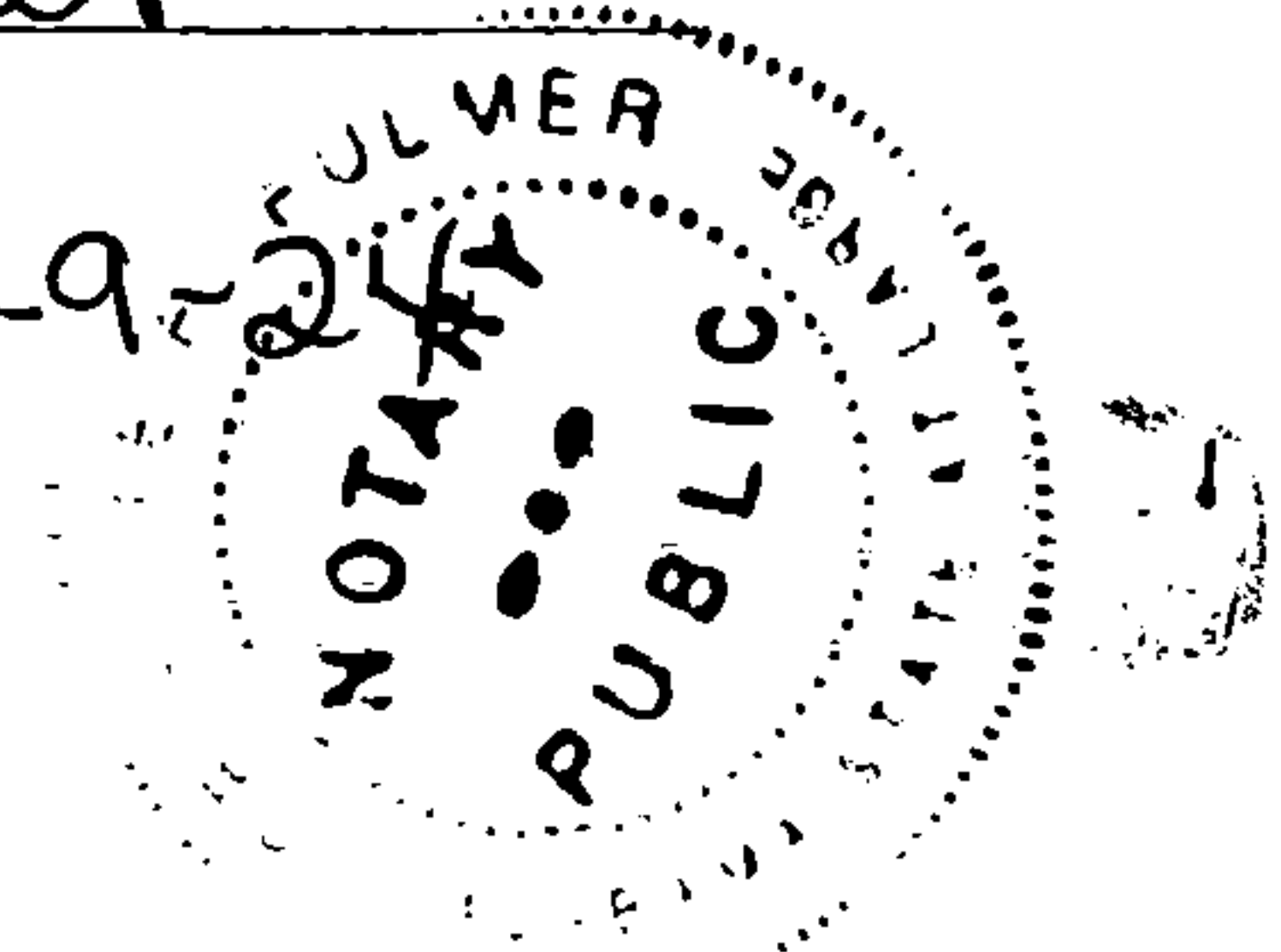
20211022000515080 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
10/22/2021 12:38:07 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Justice, whose name as co-personal representative of the estate of Herman B. Justice, 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, he as such co-personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2021.

Culbert Fulmer
Notary Public

My commission expires: 10-9-24



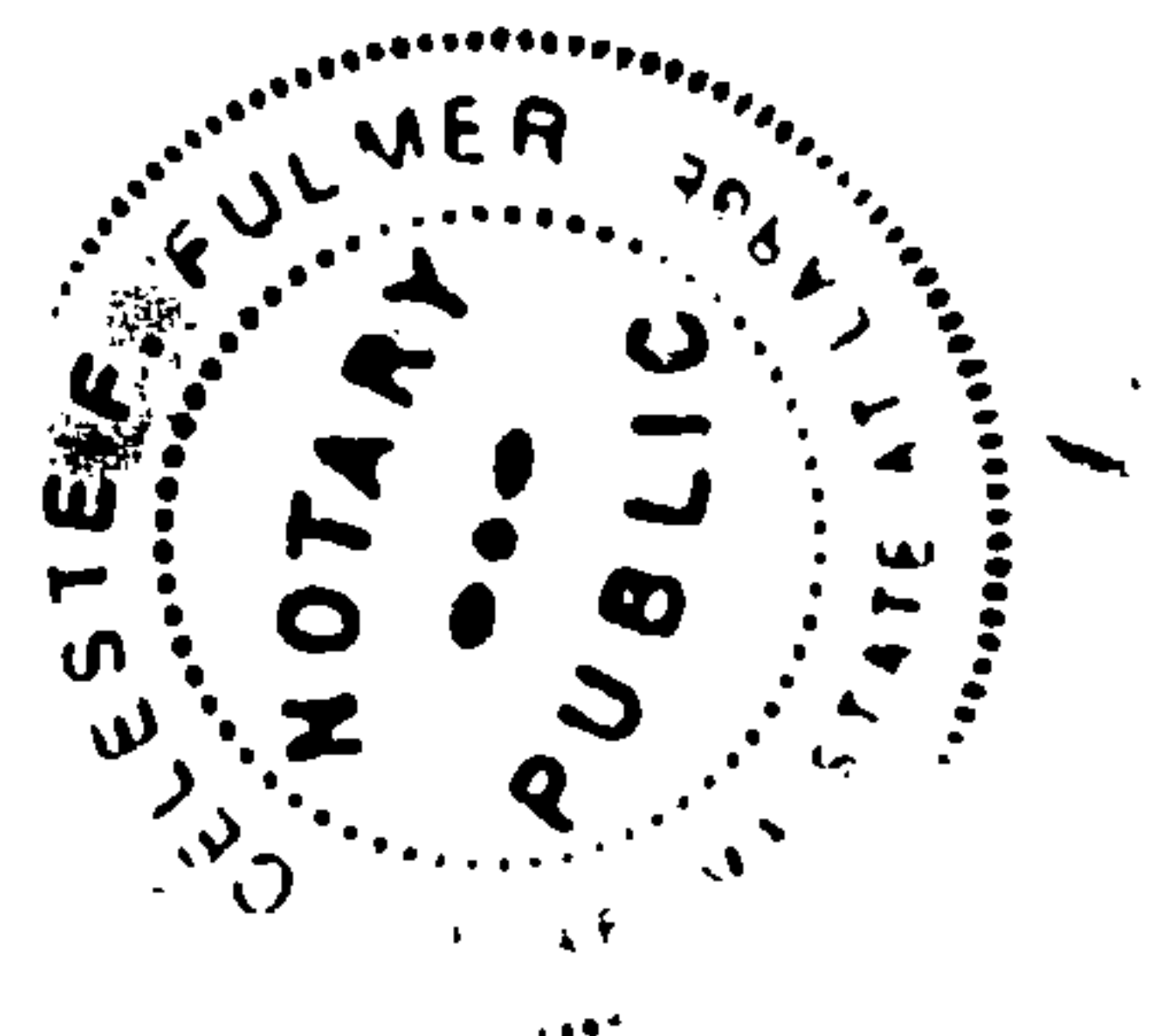
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William R. Justice, whose name as co-personal representative of the estate of Herman B. Justice, 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, he as such co-personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2021.

Culbert Fulmer
Notary Public

My commission expires: 10-9-24



Real Estate Sales Validation Form


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

Grantor's Name Herman B. Justice Estate
Mailing Address PO Box 1144
Columbiana, AL 35051

Grantee's Name Suzanne J. Harris
Mailing Address 484 Fairfield Way
Evans, GA 30809

Property Address Hwy 25 Vincent

Date of Sale 10-16-21
Total Purchase Price \$


20211022000515080 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
10/22/2021 12:38:07 PM FILED/CERT

or
Actual Value \$294,620.00 - per Will

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

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 10-16-21

Print William R. Justice, co-executor

☐ Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1