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

# 20211022000515090 1/3 \$30 00

20211022000515090 1/3 \$30.00 Shelby Cnty Judge of Probate, AL 10/22/2021 12:38:08 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 John B. Justice (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

The SW¼ of the SW¼, Section 33, Township 18 South, Range 2 East.

The NE¼ of the NE¼, Section 5, Township 19 South, Range 2 East; the NW¼ of the NW¼, Section 4, Township 19 South, Range 2 East; and the E½ of the SW¼ of the NW¼, Section 4, Township 19 South, Range 2 East.

The NW¼ of the SW¼, Section 27, Township 18 South, Range 2 East; the NE¼ of the SE¼, Section 28, Township 18 South, Range 2 East, and property described as beginning at a point on the North line of the SE¼ of the SE¼, Section 28, Township 18 South, Range 2 East, Shelby County, Alabama, which point lies 164 feet East of the Northwest corner of said ¼-¼ Section, said point lying in an existing roadway; thence run West along the North line of said ¼-¼ Section 164 feet to the Northwest corner of said ¼-¼ Section; thence turn left and run South along the West line of said ¼-¼ Section a distance of 634 feet, more or less, to the centerline of said existing roadway; thence turn left and run Northeasterly along the centerline of said existing roadway to the point of beginning, being one (1) acre, more or less. Also all access roads to said property.

Also, all easements and access roads to said property, including the easement granted by deeds recorded as Instrument # 20071022000489290 and Instrument # 2001-49285, by court order recorded as Instrument # 20091013000385730, and by deed recorded in Deed Book 297, page 213, all 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 Suzanne J. Harris to access her land in 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, his heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 16th day of October, 2021.

20211022000515090 2/3 \$30.00 Shelby Cnty Judge of Probate, AL 10/22/2021 12:38:08 PM FILED/CERT John B. Justice as co-personal representative

William R. Justice as co-personal representative

### STATE OF ALABAMA COUNTY OF SHELBY

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 1000, 2021

Notary Public

My commission expires: 10-9-3-1-4

### 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 12th 2021

Nota

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	Grantee's Name	John B. Justice
Mailing Address	PO Box 1144	Mailing Address	
	Columbiana, AL 35051		Madison, AL 35758
Property Address	Hwy 25 Vincent		10-16-21
		Total Purchase Price	\$
		Actual Value	\$488,119.00
CL	211022000515090 3/3 \$30.00 elby Cnty Judge of Probate, AL 0/22/2021 12:38:08 PM FILED/CERT	or Assessor's Market Value	\$ Per Will
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  Appraisal  Other assessor's current market value			
Closing Statement			
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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).			
Date 10-16-21		Print William R. Justice, co-execut	or
Unattested		Sign //w/ly/	
	(verified by)	(Granton) Grants	e/Owner/Agent) circle one

Form RT-1