



20211103000533240 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
11/03/2021 01:57:20 PM 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 One and no/100 Dollars (\$1.00) the undersigned Russell D. Warren, personal representative of the estate of Frances J. Warren, deceased, probated in Case No. PR-2018-000365 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR) pursuant to the power given to him in said will does grant, bargain, sell and convey to William R. Justice (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

The real property known as the H. R. Justice Store property in Calcis, Alabama, Tax parcel ID # 05 8 33 0 000 009.000, more particularly described as follows:

Beginning at the Southwest Corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 33, Township 18 South, Range 2 East, and running North 420 feet to a stake which is the starting point of the following described lot which is hereby conveyed: thence in an Easterly direction 149 feet to the intersection of the right of way of Central of Georgia Division of Southern Railway and the Harpersville-Calcis County Road; thence in a Northwesterly direction along said road 189 feet to the intersection of the West boundary line of said forty acres; thence South 211 feet to the starting point; being a part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, and being the same property conveyed to Frances J. Warren by deed recorded in Deed Book 295, page 252, in the Probate Office of Shelby County, Alabama.

Subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal this 26th
day of October, 2021.

Russell D. Warren as personal representative

Shelby County, AL 11/03/2021
State of Alabama
Deed Tax: \$7.00



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STATE OF
COUNTY OF

Mississippi
Covington

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Russell D. Warren, whose name as personal representative of the estate of Frances J. Warren, 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 personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of October, 2021.



Cynthia M. Sullivan
Notary Public

My commission expires

Real Estate Sales Validation Form

20211103000533240 3/3 \$35.00
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Frances J. Warren
Mailing Address 900 38th St N
Birmingham, AL 35222

Grantee's Name William R. Justice
Mailing Address PO Box 1144
Columbiana, AL 35051

Property Address Hwy 25 Vincent, AL

Date of Sale 10/26/21
Total Purchase Price \$
or
Actual Value \$ 6,900.00

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 ☐ Appraisal
☐ Sales Contract ☒ 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.

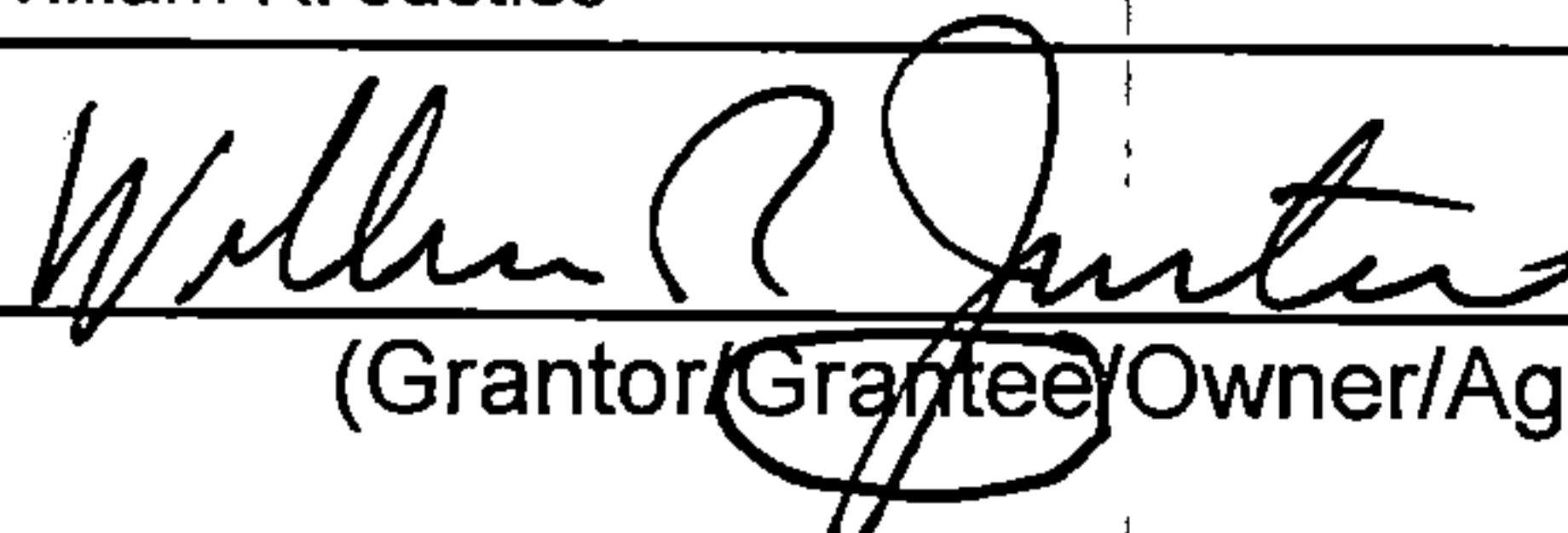
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to 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 11/2/21

Print William R. Justice

☐ Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1