

This instrument was prepared without benefit of title evidence by:

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


20220112000014370 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
01/12/2022 01:09:11 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 Billie Frances Darby, deceased, probated in Case No. PR-2020-000668 in the Probate Court of Shelby County, Alabama, the undersigned William Richard Darby and Elizabeth Ann Darby, co-personal representatives of said estate (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Elizabeth Ann Darby (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL 2

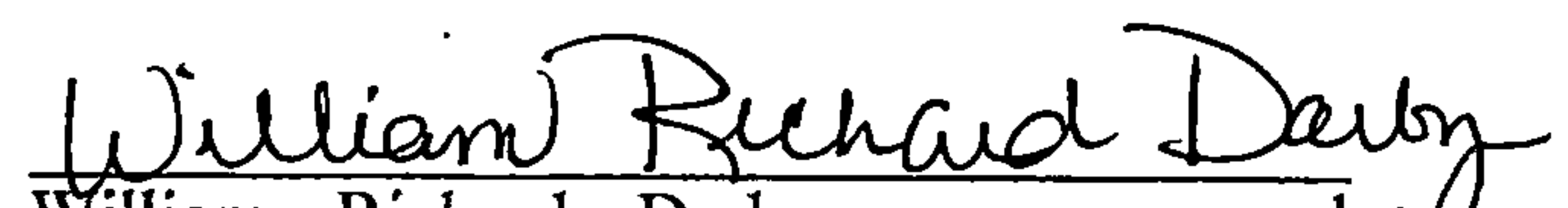
Commence at the SW Corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence N 87 deg. 20 min. 00 sec. E for a distance of 330.00 feet; thence N 04 deg. 17 min. 27 sec. W for a distance of 1158.98 feet to the Southerly R.O.W. line of Alabama Highway 280; thence N 87 deg. 58 min. 38 sec. E and along said R.O.W. line for a distance of 145.57 feet; thence S 78 deg. 11 min. 30 sec. E and along said R.O.W. line for a distance of 47.01 feet to the POINT OF BEGINNING; thence S 02 deg. 45 min. 00 sec. E and leaving said R.O.W. line for a distance of 188.70 feet; thence S 78 deg. 11 min. 30 sec. E for a distance of 277.40 feet; thence N 02 deg. 45 min. 00 sec. W for a distance of 188.70 feet to the Southerly R.O.W. line of Alabama Highway 280; thence N 78 deg. 11 min. 30 sec. W and along said R.O.W. line for a distance of 277.40 feet to the POINT OF BEGINNING.

Said Parcel containing 1.18 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 GRANTOR'S hand and seal, this

4 day of January, 2022.


William Richard Darby as co-personal
representative

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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 Billie Frances Darby
Mailing Address 15040 Ember Springs Circle
Apt 2427
Orlando, FL 32821

Grantee's Name Elizabeth Ann Darby
Mailing Address 5809 US Highway 280
Harpersville, AL 35078

Property Address Hwy 280 Harpersville, AL

Date of Sale 1/4/22
Total Purchase Price \$

or
Actual Value \$ 182,259.00

or
Assessor's Market Value \$

distribution of estate 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 ☐ 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 1/4/22

Print William Richard Darby personal representative

☐ Unattested

(verified by)

Sign William Richard Darby
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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