

This instrument was prepared without benefit of title evidence by:

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



20220112000014380 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
01/12/2022 01:09:12 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 William Richard Darby and Elizabeth Ann Darby in equal shares as tenants in common (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL 1

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 12.13 feet to a point on the Northerly R.O.W. line of Cotton Gin Road and the POINT OF BEGINNING; thence continue N 04 deg. 17 min. 27 sec. W and leaving said R.O.W. line for a distance of 1146.85 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; 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 S 02 deg. 45 min. 00 sec. E for a distance of 536.52 feet; thence S 87 deg. 13 min. 49 sec. W for a distance of 93.40 feet; thence S 02 deg. 45 min. 00 sec. E for a distance of 339.01 feet to the Northerly R.O.W. line of Cotton Gin Road; thence S 85 deg. 31 min. 08 sec. W and along said R.O.W. line for a distance of 72.83 feet to a curve to the right, having a radius of 3035.00 feet, and subtended by a chord bearing of S 87 deg. 59 min. 52 sec. W, and a chord distance of 262.55 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 262.64 feet to the POINT OF BEGINNING.

Said Parcel containing 9.52 acres, more or less.

Also, PARCEL 3

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 1152.70 feet to the POINT

OF BEGINNING; thence continue N 04 deg. 17 min. 27 sec. W for a distance of 6.28 feet to the Southerly R.O.W. line of Alabama Highway 280; thence S 87 deg. 58 min. 38 sec. W and along said R.O.W. line for a distance of 50.04 feet; thence S 04 deg. 17 min. 27 sec. E and leaving said R.O.W. line for a distance of 8.11 feet; thence N 85 deg. 52 min. 33 sec. E for a distance of 50.00 feet to the POINT OF BEGINNING.

Said Parcel containing 0.01 acres, more or less.

Also, the undivided fractional right, title and interest of Billie Frances Darby in and to the real property described on the attached Exhibit A, being Parcel ID# 07 8 33 1 001 016.000.

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.

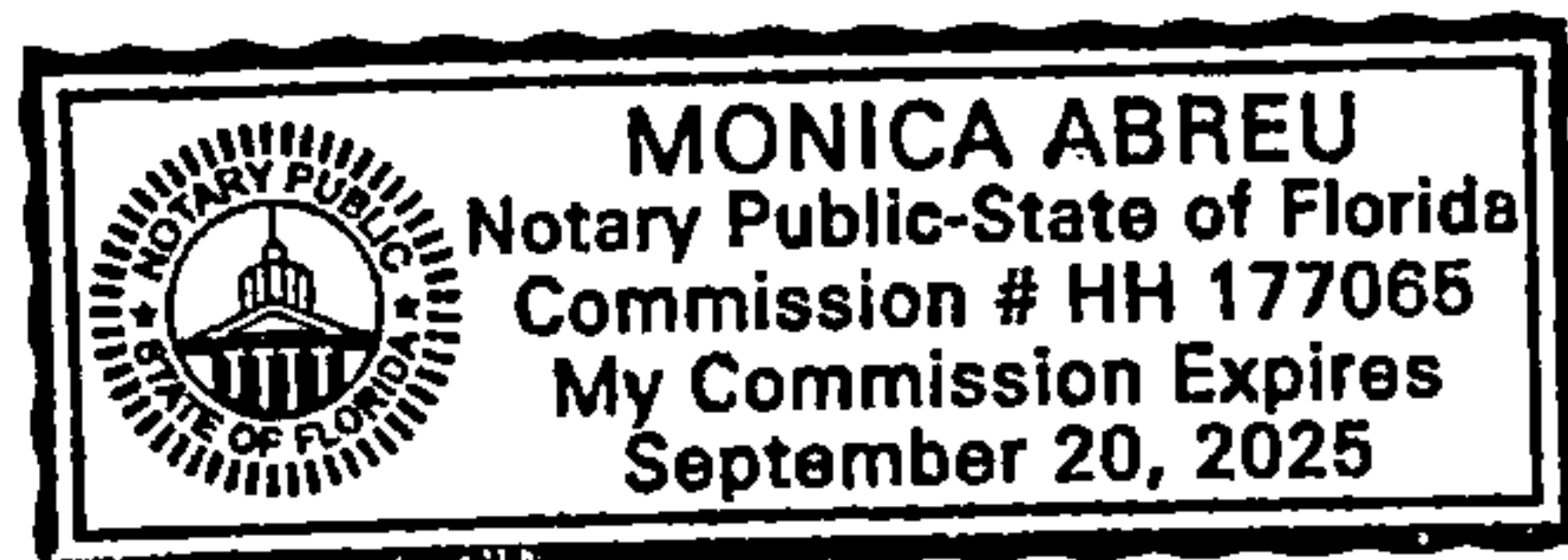
William Richard Darby
William Richard Darby as co-personal
representative

Elizabeth Ann Darby
Elizabeth Ann Darby as co-personal
representative

STATE OF Florida
COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Richard Darby, whose name as co-personal representative of the estate of Billie Frances Darby, 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 4 day of January, 2022.



Monica Abreu
Notary Public

My commission expires: 09/20/2025



20220112000014380 2/5 \$35.00
Shelby Cnty Judge of Probate, AL
01/12/2022 01:09:12 PM FILED/CERT

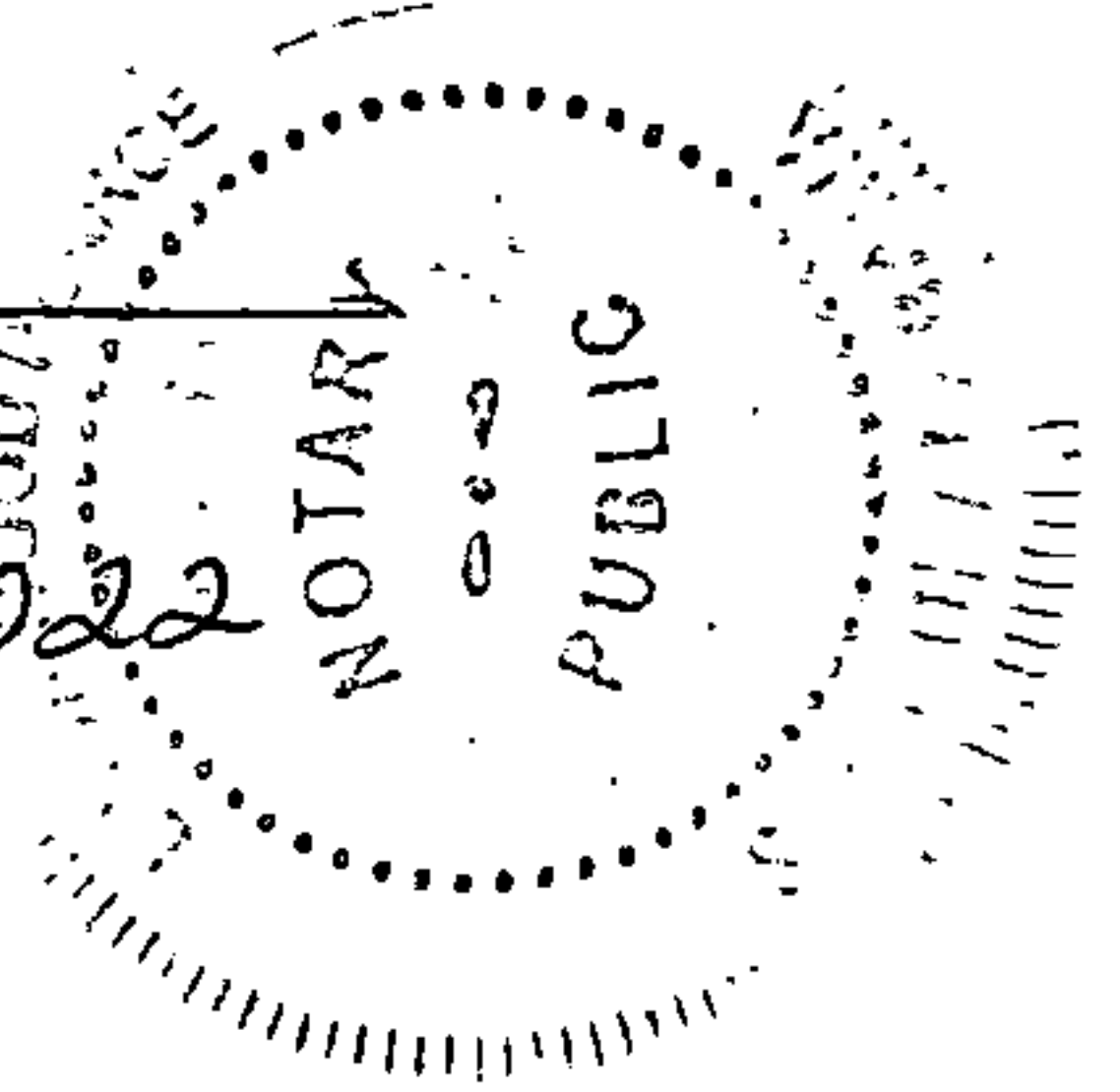
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Ann Darby, whose name as co-personal representative of the estate of Billie Frances Darby, 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 6th day of January, 2022.

Linda Wood Pearce
Notary Public

My commission expires: 07-31-2022



20220112000014380 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
01/12/2022 01:09:12 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the center of the North line of Section 33, Township 19, Range 2 East which is the Northwest corner of the NW 1/4 of NE 1/4 of said Section; thence turn an angle of 27 deg. 50 min. to the right and run in a Southeasterly direction 184.86 feet to the Northwest corner of school property; thence an angle of 66 deg. 35 min. to the right run in a Southerly direction 210 feet to the Southwest corner of school property; thence an angle of 90 deg. to the left and run in an Easterly direction 420 feet to the Southeast corner of School property; thence an angle of 36 deg. 37 min. to the right and run in a Southeasterly direction 218.3 feet along old fence line; thence an angle of 39 deg. 23 min. to the left and continue along old fence line 1251 feet (approximately) to the West line of the Florida Short Route Highway; (said fence being on or near the line and being the North boundary of the F. Jackson property); thence an angle of 37 deg. 31 min. to the right, along the West line of said highway 50 feet in a Southeasterly direction to the point of beginning; thence continue along said line of said highway 300 feet; thence an angle of 90 deg. to the right and go in a Southwesterly direction 250 feet; thence an angle of 90 deg. to the right and in a Northwesterly direction 300 feet; thence an angle of 90 deg. to the right and run in a Northeasterly direction 250 feet to the point of beginning; being situated in the NE 1/4 of NE 1/4 of Section 33, Township 19, Range 2 East.

ALSO, commence at the Northwest corner of NW 1/4 of NE 1/4, Section 33, Township 19 South, Range 2 East; thence South 65 deg. 29 min. East a distance of 184.86 feet to the Northwest corner of Elementary School property, Harpersville, Alabama; thence South 1 deg. 06 min. West along West boundary of said school property a distance of 210.0 feet to the Southwest corner of said school property; thence South 88 deg. 54 min. East along the South boundary of said school property a distance of 420.0 feet to the Southeast corner of said school property; thence South 52 deg. 17 min. East along fence line a distance of 218.30 feet to a point; thence North 87 deg. 52 min. East, along a fence line a distance of 1101.22 feet to the point of beginning; thence South 2 deg. 21 min. 30 sec. East a distance of 581.44 feet to a point under an old fence; thence North 83 deg. 49 min. 30 sec. East along said old fence, a distance of 418.72 feet to a point; thence North 82 deg. 34 min. 30 sec. East along said old fence, a distance of 420.40 feet to a point on the West boundary of Government Housing Project; thence North 7 deg. 54 min. 30 sec. West along said West boundary a distance of 107.27 feet to the point of intersection with the Southwest right-of-way line of Highway U. S. 280; thence North 55 deg. 22 min. 30 sec. West along said right-of-way line a distance of 496.37 feet to the Northeast corner of the Motel property; thence South 34 deg. 37 min. 30 sec. West along the Southeast boundary of Motel lot a distance of 250.0 feet to a point; thence North 55 deg. 22 min. 30 sec. West along the Southwest boundary of said Motel Lot a distance of 300.0 feet to a point; thence North 34 deg. 37 min. 30 sec. East along the Northwest boundary of said Motel Lot a distance of 250.0 feet to a point on the Southwest right-of-way line of U. S. 280; thence North 55 deg. 22 min. 30 sec. West along said right-of-way line a distance of 50.0 feet to a point; thence South 87 deg. 52 min. West along fence line a distance of 150.0 feet to the point of beginning.

LESS AND EXCEPT property described in that certain deed to Kidd Development Company dated November 29, 1976, recorded in Deed Book 302, Page 391 in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT property described in that certain deed to Vinoderal J. Patel and Kala V. Patel dated September 25, 1984, recorded in Deed Book 003, Page 589 in said Probate Office.

ALSO, LESS AND EXCEPT property described in that certain deed to John D. Kidd and Bernice S. Kidd dated March 7, 1964, recorded in Deed Book 234, Page 495 in said Probate Office.

LESS AND EXCEPT:

All of my undivided interest in and to the following described property: A parcel of land situated in the Northeast quarter of the Northeast quarter of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows: Commence at a concrete monument found in place at the Northeast corner of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama and run on a state plane bearing (Alabama West Zone State Plane Bearing NAD 83) of South 0 deg. 38 min. 24 sec. East along the East line of said Section 33 for a distance of 950.58 feet to an iron pin on the Southwesterly right of way line of U.S. Highway No. 280; thence 127 deg. 05 min. 05 sec. right and run North 53 deg. 33 min. 19 sec. West along said Southwesterly right of way line for a distance of 162.90 feet to an iron pin and the point of beginning of the property herein described; thence 78 deg. 11 min. 38 sec. left and run South 48 deg. 15 min. 03 sec. West for a distance of 399.98 feet to a iron pin; thence 143 deg. 04 min 58 sec. left and run North 85 deg. 10 min. 05 sec. East for a distance of 243.71 feet to a cross cut/set in a concrete drive; thence 72 deg. 25 min. 49 sec. left and run North 12 deg. 44 min. 16 sec. East for a distance of 252.01 feet to the point of beginning. Containing 29276.2 square feet more or less = 0.672 acres more or less.

All bearing in the above description are Alabama West Zone State Plane Bearing Nad 83.



20220112000014380 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
01/12/2022 01:09:12 PM FILED/CERT

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 see deed
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 \$ 175,081.00
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



20220112000014380 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
01/12/2022 01:09:12 PM FILED/GERT