

This instrument was prepared by
Marcus Hunt, Attorney at Law
2870 Old Rocky Ridge Rd
Suite 160
Birmingham, AL 35243

20220215000066610
02/15/2022 03:03:21 PM
DEEDS 1/5

Send Tax Notice to:

Brenda Perry

848 Hwy 10
Montevallo AL 35115

*** This deed is being prepared without benefit of Title per the grantor/grantee's request. ***

Warranty Deed

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Twenty Seven Thousand DOLLARS (\$27,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Terry Carter Reed, a single person, being the sole heir and next-of-kin of Dorothy Faye Dailey, deceased** (herein referred to as Grantor, whether one or more), whose mailing address is:

1734 19th St. Apt #1, Cuyahoga Falls, OH 44223

grant, bargain, sell and convey unto **Brenda Perry** (herein referred to as Grantee, whether one or more), whose mailing address is: 848 Hwy 10 Montevallo AL 35115

the following described real estate, situated in Shelby County, Alabama, property address: 878 Hwy 10, Montevallo, AL 35115 to-wit:

The above referenced real estate is hereinafter described, as follows:

That part of Lot Number 1, survey by R. S. Villadson, Reg-Engr, map of which is recorded in the Office of the Probate Judge of Shelby County, Alabama in Map 3 page 49 and lying in the NE ¼ of Section 19, Township 22, Range 3 West. Described as follows: Begin at the SE corner of Lot 2, or the L. E. Shaw Lot on the north boundary of the Montevallo & Aldrich public road and run in a Northerly direction along the east line of L. E. Shaw Lot 410 feet to the South line of the Ed Espay Lot, thence in an Easterly direction 440 feet to an iron stake, thence in a southerly direction 204 feet to an iron stake on the east bank of Davis Creek, thence Westerly 350 feet to an iron stake, thence Southerly along the west line of the John Furcron property 204 feet to the north boundary line of the Montevallo & Aldrich public road, thence Westerly 170 feet to the point of beginning.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HERewith.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT B and EXHIBIT BI, SAME OF WHICH IS FULLY INCORPORATED HERewith.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HER RESPECTIVE SPOUSE, IF ANY, NEITHER IS IT CONTIGUOUS THERETO.

Dorty F. Carter, Dorthy F. Carter and Dorothy Faye Dailey is one and the same person.

Dorty F. Carter is the surviving grantee in deed recorded in Book 243 page 362. The other grantee James M. Carter having died on or about July 5, 1970.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

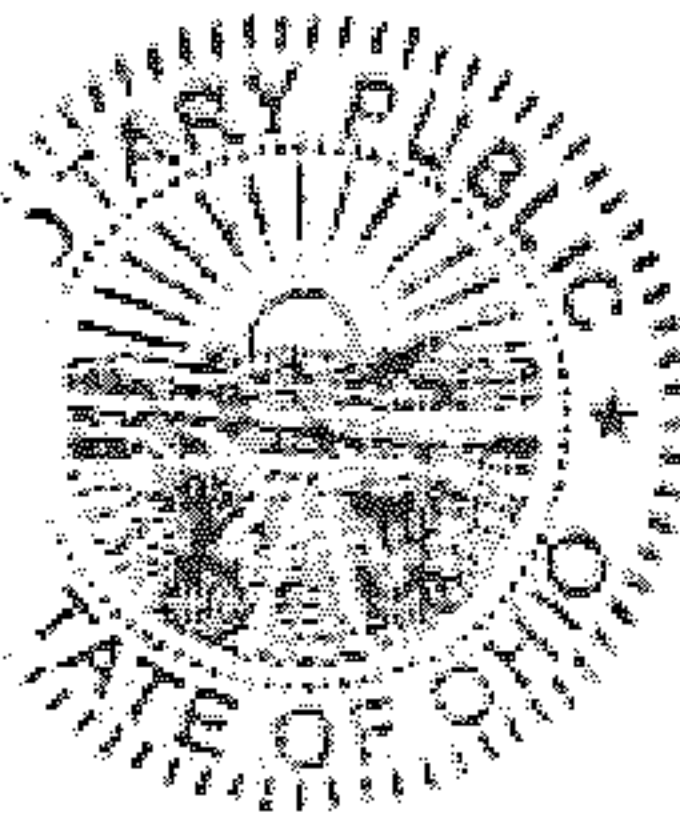
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 10th day of January, 2022.

Terry Carter Reed
Terry Carter Reed

STATE OF Ohio)
COUNTY OF Summit)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terry Carter Reed whose name 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, she executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 10th day of Jan, 2022.



KATHI HUBER
Notary Public, State of Ohio
My Comm. Expires Sept. 16, 2025

Kathi Huber
Notary Public
My commission expires: _____

STATE OF ALABAMA
COUNTY OF Shelby

Exhibit "A"

HEIRSHIP AFFIDAVIT

COME NOW, Terry Carter Reed as "Affiant" herein, and after first having been duly sworn, said Affiant do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, the Affiants are over the age of nineteen (19) years, each Affiant is of sound mind and competent to execute this Affidavit.
2. On May 23, 1966, James M. Carter and Dorthy F. Carter aka Dorthy F. Carter aka Dorothy Faye Dailey, pursuant to instrument recorded at Book 243 page 362 in the Office of the Judge of Probate of Shelby County, Alabama received a conveyance of certain real estate situated in Shelby County, Alabama.

The above referenced real estate is hereinafter described, as follows:

That part of Lot Number 1, survey by R. S. Villadson, Reg-Engr, map of which is recorded in the Office of the Probate Judge of Shelby County, Alabama in Map 3 page 49 and lying in the NE ¼ of Section 19, Township 22, Range 3 West. Described as follows: Begin at the SE corner of Lot 2, or the L. E. Shaw Lot on the north boundary of the Montevallo & Aldrich public road and run in a Northerly direction along the east line of L. E. Shaw Lot 410 feet to the South line of the Ed Espay Lot, thence in an Easterly direction 440 feet to an iron stake, thence in a southerly direction 204 feet to an iron stake on the east bank of Davis Creek, thence Westerly 350 feet to an iron stake, thence Southerly along the west line of the John Furcron property 204 feet to the north boundary line of the Montevallo & Aldrich public road, thence Westerly 170 feet to the point of beginning.

3. On or about 7/5/1970, James M. Carter, passed away. The above referenced deed was a joint survivorship deed.
4. On or about 2/8/18, Dorothy Faye Dailey, died and her estate was Probated in the Probate Office of Shelby County Case #PR-2019-000329.
5. Upon the dates of the decease of Dorothy Faye Dailey, she left the following heirs and next-of-kin to survive her:

Johnny Dailey, husband, who has since passed away. His date of death is on or about

4-22-18.

Terry Carter Reed, daughter

Jimmy Carter, son, who has since passed away. His date of death is on or about 11-13-2020

Jimmy Carter leaves behind no known children or spouse.

6. All of the above designated survivors, who are the only heirs and next of kin of Dorothy Faye Dailey are over the age of nineteen (19) years, and of sound mind. Furthermore, Terry Carter Reed and Jimmy Carter was left to survive her no other natural children, adopted children, or survivors thereof.

□

7. All debts and charges against the estate of Dorothy Faye Carter have heretofore been paid and satisfied.

Terry Carter Reed
Terry Carter Reed

STATE OF Ohio)
COUNTY OF Summit)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Terry Carter Reed whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 10 day of January, 2022.



KATHI HUBER
Notary Public, State of Ohio
My Comm. Expires Sept. 16, 2025

Kathi Huber
Notary Public

My commission expires: 9-16-2025

STATE OF ALABAMA
COUNTY OF Shelby

EXHIBIT B
DISINTERESTED PARTY AFFIDAVITS

COME NOW, Anita Thompson, as "Affiant" herein, and after first having been duly sworn, said Affiant does hereby depose and say as follows:

1. Affiant, Anita Thompson, hereby acknowledges and confirms that she/he has personal knowledge of the facts state herein, is over the age of 19 years, competent to execute this Affidavit, and her/his current address is 80 Goble Lane, Montevallo AL 35115. Said Affiant further states that she/he has no pecuniary or other interest in the estate of Dorthy F. Carter aka Dorty F Carter aka Dorothy Faye Dailey.
2. Said Affiant hereby states that she/he is personally familiar with the family history of Dorothy Faye Dailey and hereby acknowledge and confirm that Dorothy Faye Dailey died on 2/8/18. Dorothy Faye Dailey (the Decedent herein) died seized of certain real estate situated in Shelby County, Alabama, as reflected by Warranty Deed recording in the Office of the Probate Judge, Book 243 page 262, Shelby County, Alabama.
3. Said descendent was married to Johnny Dailey at the time of her death. Said decedent was survived by Terry Carter Reed, daughter and Jimmy Carter, son. Said all hers were well over the age of 19 and to the knowledge of the Affiant, of sound mind. However, since Dorothy Faye Carter's death, her husband Johnny Dailey, died on or about 4-22-18 and leave no known heirs. Also, her son, Jimmy Carter died on or about 11-13-2020. Jimmy Carter leaves behind no known children or spouse.
4. Affiant is not aware of any persons or entities who have claim to the real property of which Dorothy Faye Dailey, died seized, other than her children hereinabove named.

FURTHERMORE, the Affiants saith naught.

Anita Thompson

Affiant

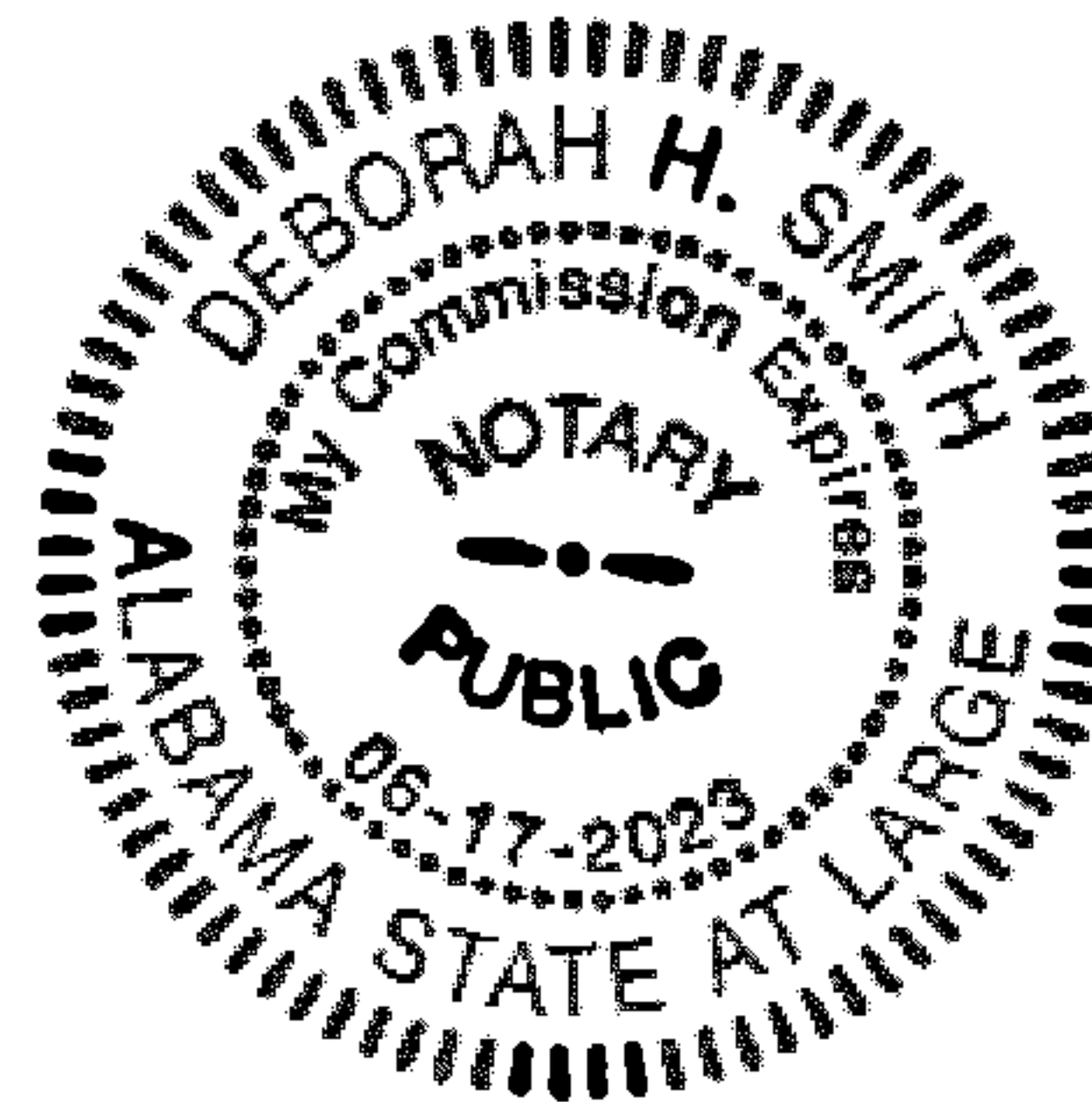
STATE OF Alabama
COUNTY OF Shelby

Sworn to and subscribed before me this 11th day of January, 2022.

Deborah H. Smith

Notary Public

My Commission Expires: 6/17/23



STATE OF ALABAMA
COUNTY OF Shelby

EXHIBIT B
DISINTERESTED PARTY AFFIDAVITS

COME NOW, Judy Winslett, as "Affiant" herein, and after first having been duly sworn, said Affiant does hereby depose and say as follows:

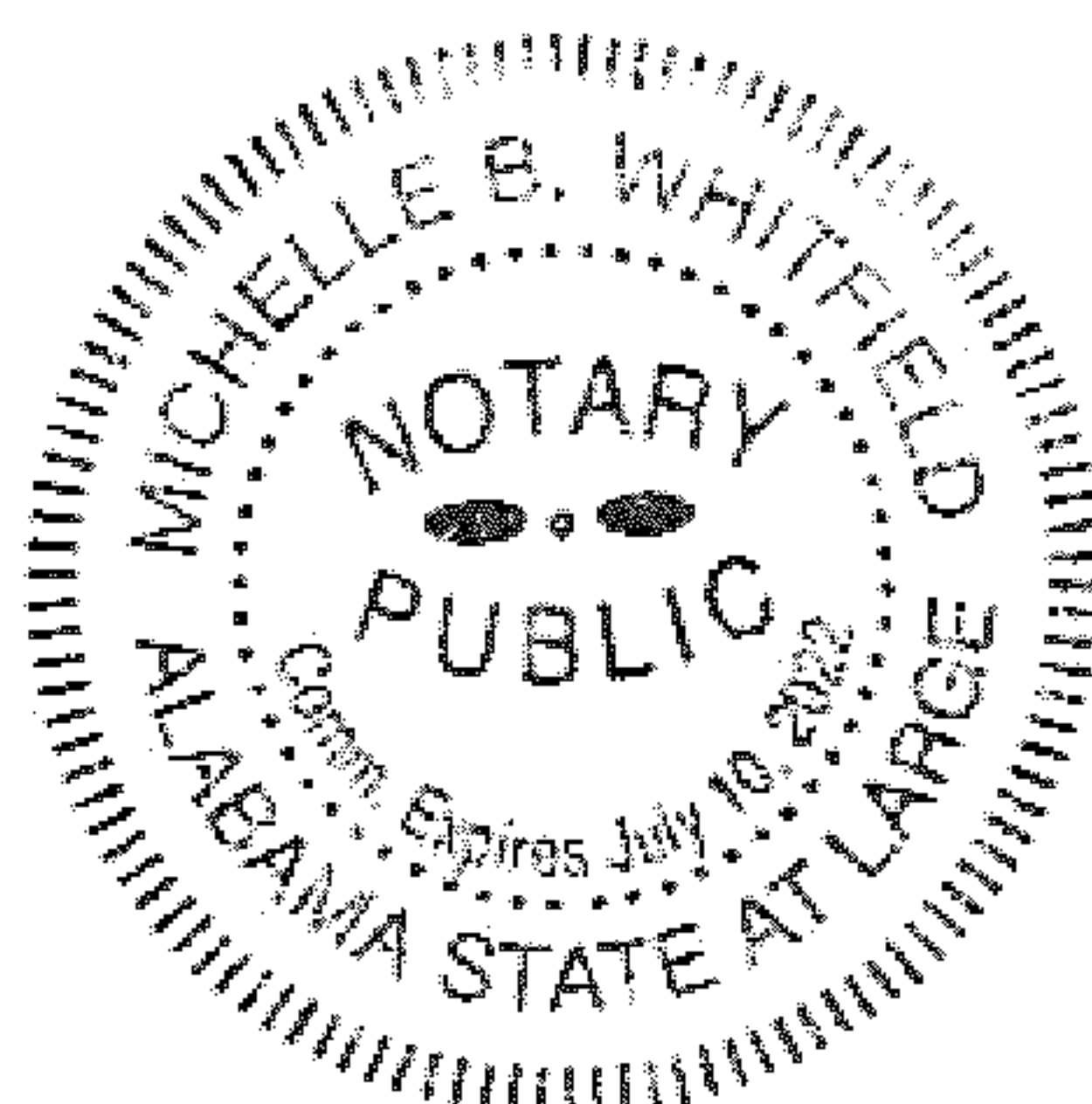
1. Affiant, Judy Winslett, hereby acknowledges and confirms that she/he has personal knowledge of the facts state herein, is over the age of 19 years, competent to execute this Affidavit, and her/his current address is 84 Pebble Rd Monterello, AL 35115. Said Affiant further states that she/he has no pecuniary or other interest in the estate of Dorthy F. Carter aka Dorty F Carter aka Dorothy Faye Dailey.
2. Said Affiant hereby states that she/he is personally familiar with the family history of Dorothy Faye Dailey and hereby acknowledge and confirm that Dorothy Faye Dailey died on 02/08/2018. Dorothy Faye Dailey (the Decedent herein) died seized of certain real estate situated in Shelby County, Alabama, as reflected by Warranty Deed recording in the Office of the Probate Judge, Book 243 page 262, Shelby County, Alabama.
3. Said descendent was married to Johnny Dailey at the time of her death. Said decedent was survived by Terry Carter Reed, daughter and Jimmy Carter, son. Said all hers were well over the age of 19 and to the knowledge of the Affiant, of sound mind. However, since Dorothy Faye Carter's death, her husband Johnny Dailey, died on or about 4/22/2018 and leave no known heirs. Also, her son, Jimmy Carter died on or about 11-13-2020. Jimmy Carter leaves behind no known children or spouse.
4. Affiant is not aware of any persons or entities who have claim to the real property of which Dorothy Faye Dailey, died seized, other than her children hereinabove named.

FURTHERMORE, the Affiants saith naught.

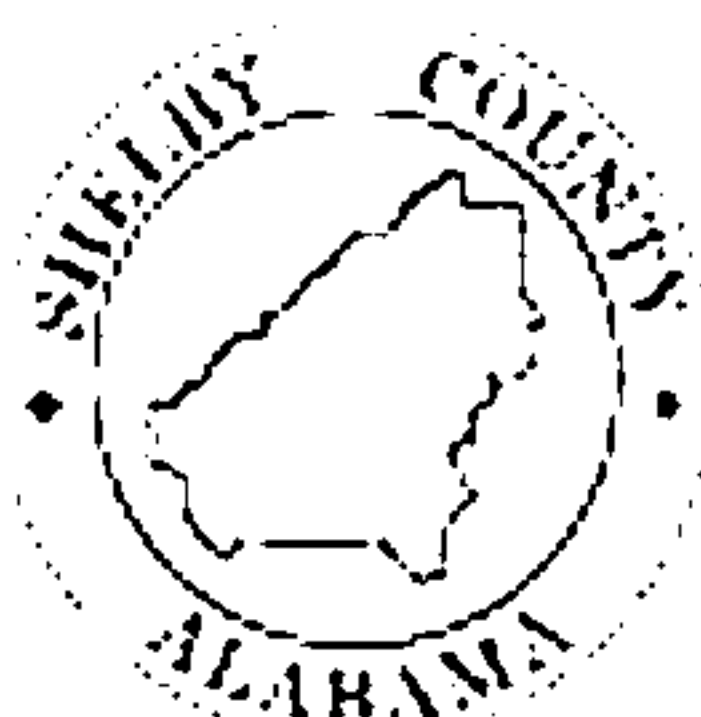
Judy Winslett
Affiant

STATE OF Alabama
COUNTY OF Shelby

Sworn to and subscribed before me this 9th day of February, 2022.



Michelle Whitfield
Notary Public
My Commission Expires July 10, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/15/2022 03:03:21 PM
\$63.00 BRITTANI
20220215000066610

Alli S. Boyd