



20220224000079980 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
02/24/2022 03:28:14 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITH THE PROPERTY SURVEY DATED 10/25/21 AND EXECUTED BY RAY  
AND GILLILAND, PC, 122 North Calhoun Ave., Sylacauga, AL 35150

PREPARED BY:  
SCOZZARO LAW, LLC  
P.O. Box 548  
Helena, AL 35080  
(205) 624-3367

SEND TAX NOTICE TO:  
JOSEPH A. WIEDEBURG  
*105 Hwy 41 South*  
*Leeds, AL 35094*

### EXECUTOR'S WARRANTY DEED

STATE OF ALABAMA                     )  
SHELBY COUNTY                        )

**KNOW ALL MEN BY THESE PRESENTS**, that pursuant to the Last Will and Testament of Roger B. Wiedeburg, dated September 27, 2000, and pursuant to Letters Testamentary granted to Carolyn Wiedeburg Fitzgerald, the **Estate of Roger B. Wiedeburg** by and through **Carolyn Wiedeburg Fitzgerald** in her capacity as Personal Representative duly authorized by Letters Testamentary dated July 22, 2020 from the Judge of Probate of Shelby County PR-2020-000539 (hereinafter called "Grantor"), said Grantor does hereby **TRANSFER** and **CONVEY** to **Joseph A. Wiedeburg**, in his individual capacity (hereinafter called the "Grantee"), the following described real property, situated in Shelby County, Alabama, to wit:

Southwest one-fourth of the Northwest one-fourth, the Northwest one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Northwest one-fourth and the Northeast one-fourth of the Southwest one-fourth of Section 22, Township 20 South, Range 1 East, Shelby County, Alabama containing 31.63 acres as more specifically described below:

Commence at a 5/8" rebar in place being the Northwest corner of the Southwest one-fourth of the Northwest one-fourth of Section 22, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 89° 37' 25" East along the North boundary of said quarter-quarter section for a distance of 714.0 feet (set 1/2" rebar CA-0114-LS), point being the point of beginning. From this beginning point continue South 89° 37' 25" East along the North boundary of said quarter-quarter section and along the North boundary of the Southeast one-fourth of the Northwest one-fourth of said section for a distance of 675.00 (set 1/2" rebar CA-0114-LS); thence proceed South 00° 08' 50" East for a distance of 1188.00 feet (set 1/2" rebar CA-0114-LS); thence proceed South 53° 11' 09" East for a distance of 1173.85 feet (set 1/2" rebar CA-0114-LS), said point being located on the Northerly right-of-way of Jackson Farm Road; thence proceed South 55° 08' 01" West along the Northerly right-of-way of said road for a distance of 126.28 feet; thence proceed South 53° 01' 53" West along the Northerly right-of-way of said road for a distance of 328.78 feet (set



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½" rebar CA-0114-LS); thence proceed North 51° 38' 41" West for a distance of 1592.51 feet (set ½" rebar CA-0114-LS); thence proceed North 00° 07' 51" West for a distance of 1177.53 feet to the point of beginning.

Subject to: All easements, restrictions and rights of way of record.

**TO HAVE AND TO HOLD** unto said GRANTEE, in fee simple, his heirs and assigns, forever with all rights, members, privileges, tenements, hereditaments and appurtenances to said described premises in any way belonging and appertaining.

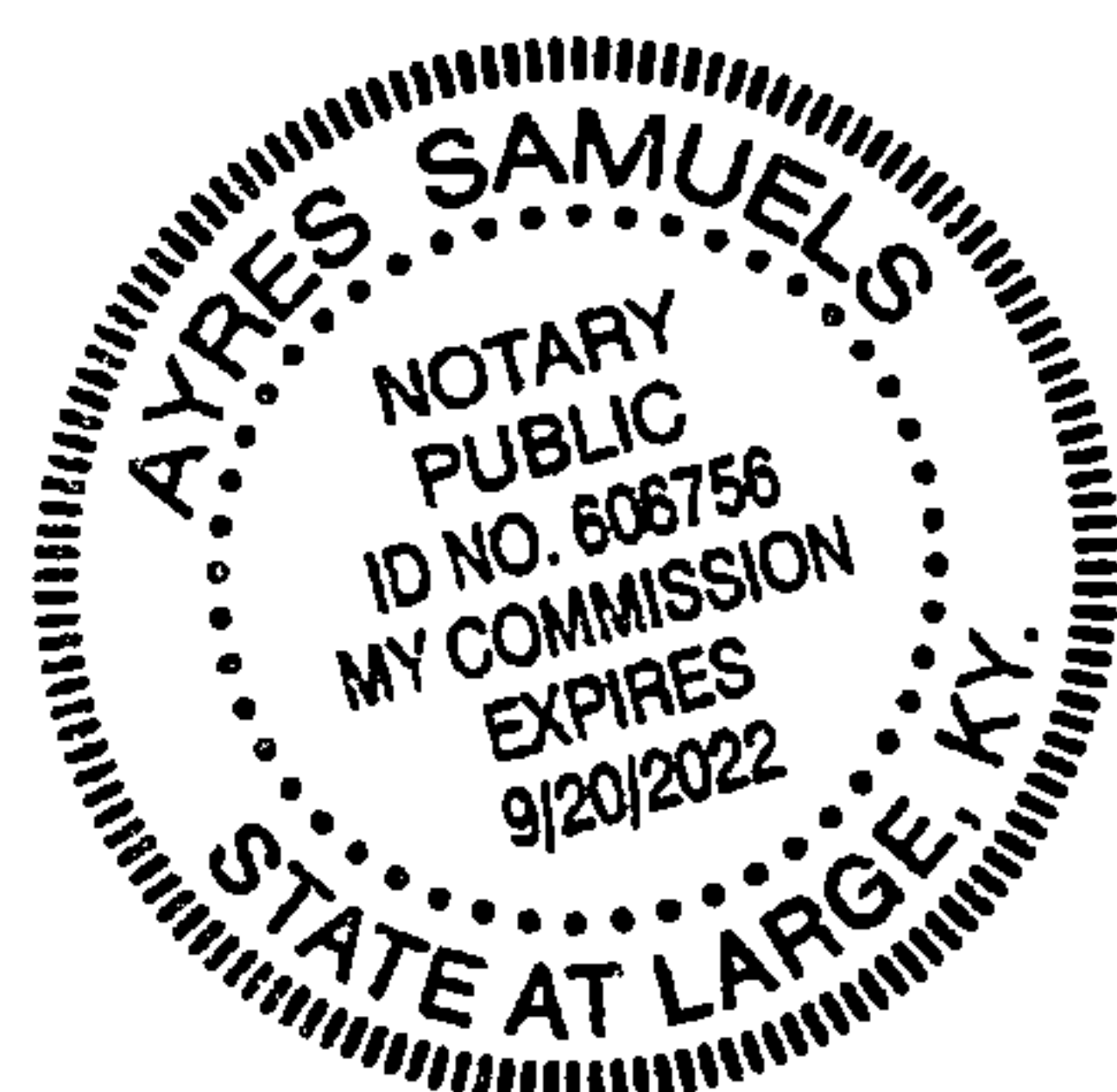
Said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that the Personal Representative for the Estate of Roger B. Wiedeburg, is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that it/she has good right to convey the same as aforesaid, and that it/she will and its/her successors and assigns warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Estate of Roger B. Wiedeburg has caused these presents to be executed by its duly authorized Personal Representative/Executor on this the 31<sup>st</sup> day of January, 2022.

Carolyn Wiedeburg Fitzgerald  
**CAROLYN WIEDEBURG FITZGERALD**  
 Personal Representative/Executor  
 of the Estate of Roger B. Wiedeburg

STATE OF KENTUCKY )  
 COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CAROLYN WIEDEBURG FITZGERALD, **Personal Representative/Executor of the Estate of Roger B. Wiedeburg**, 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 has executed the same voluntarily on this 31<sup>st</sup> day of January, 2022.



Ayres Samuels  
 NOTARY PUBLIC  
 My Commission Expires: 9/20/2022



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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 Est. of Roger B.  
Mailing Address Wiedeburg  
1004 Chesley Drive  
Louisville, KY 40219

Grantee's Name Joseph A. Wiedeburg  
Mailing Address 105 Highway 41 South  
Leeds, AL 35094

Property Address 479 Jackson Farm Road  
Wilsonville, AL 35186

Date of Sale 1/31/22

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 209,770.16

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  
☐ Closing Statement

☐ Appraisal  
☒ Other \$6,632 per Acre from  
2021 Tax Assessor Shelby Co. *WILL*

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 2/24/22

Print H. Emmanuel Scazzon, Jr.

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1