

VALUE: \_\_\_\_\_

**SEND TAX NOTICE TO:**

**Darlene Simpson**  
**35 Pine Street**  
**Shelby, Alabama 35143**

This instrument was prepared by:  
**MORRISON & SPANN, LLC**  
P. O. Box 278  
Columbiana, AL 35051



20220303000088680 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
03/03/2022 10:08:06 AM FILED/CERT

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of compliance with an order of the Probate Court of Shelby County, Alabama, hereinafter described, and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **DARLENE SIMPSON, as Personal Representative of the Estate of RILEY EUGENE MORRIS, deceased**, (herein referred to as Grantor), grant, bargain, sell and convey unto **DARLENE SIMPSON** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1 according to Walter Riley Morris Subdivision situated in  
Section 3, Township 24, Range 15, Shelby County, Alabama.

Subject to recorded easements, covenants and restrictions of  
record.

This conveyance is executed by the undersigned **DARLENE SIMPSON, solely in her capacity as Personal Representative of the Estate of RILEY EUGENE MORRIS, deceased**, and not in her individual capacity nor in any other capacity. This conveyance is further executed in compliance with and subject to the terms, conditions, and stipulations of an order of the Probate Court of Shelby County, Alabama in said cause.

**TO HAVE AND TO HOLD** to the said Grantee, her heirs and assigns forever.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 19<sup>th</sup> day of  
January, 2022.

THE ESTATE OF: RILEY EUGENE MORRIS,  
DECEASED.

By: *Darlene Simpson*  
DARLENE SIMPSON, in her capacity as  
Personal Representative of the Estate of  
RILEY EUGENE MORRIS, deceased.

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DARLENE SIMPSON**, whose name as **Personal Representative of the Estate of RILEY EUGENE MORRIS, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of January,  
2022.

*Kathy C. Whitworth*  
Notary Public  
M.C.E.: \_\_\_\_\_



## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Riley Eugene Morris  
Mailing Address 356 Strawberry Rd  
Shelby AL 35143

Grantee's Name Darlene Simpson  
Mailing Address 302 Strawberry Rd  
Shelby AL 35143

Property Address 356 Strawberry Rd  
Lot #1  
Shelby AL 35143

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 73,940

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

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 3-3-22

Print Darlene Simpson

Sign Darlene Simpson

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20220303000088680 2/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
03/03/2022 10:08:06 AM FILED/CERT

Form RT-1