



20220330000129570 1/3 \$223.00
Shelby Cnty Judge of Probate, AL
03/30/2022 01:37:16 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Hayes D. Brown
Attorney at Law
P.O. Box 530243
Birmingham, Alabama 35253

SEND TAX NOTICE TO:
Amy Thrasher
121 Chadwick Drive
Helena, Alabama 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, **Virginia Wright Spisak as Personal Representative of the Estate of Larry Funchess Wright, deceased** (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Amy Elizabeth Thrasher**, (herein referred to as GRANTEE), the following described property located in Shelby County Alabama:

Lot 34, according to the Survey of Chadwick, Sector One, as recorded in Map Book 17, Page 52, in the Probate Office of Shelby County, Alabama.

SUBJECT TO :

1. General and special taxes or assessments for the year 2022 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against the subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights of way as shown of record by recorded plat or other instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 17, Page 52.
7. 20-foot minimum building setback line from Chadwick Drive, 7.5 foot easement running along the Southerly and Easterly lot lines as shown by recorded map.
8. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Inst. #1993-24930.
9. Easement Agreement as recorded in Instrument #1992-30926.
10. Right of Way to Alabama Power Company as recorded in Deed Book 194, Page 57; Deed Book 103, Page 146; Deed Book 161, page 143 and Instrument #1993-24589.
11. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property.
12. Easement as set out in Real 387, Page 246 and Instrument #1992-30922.

Shelby County, AL 03/30/2022
State of Alabama
Deed Tax: \$195.00

This Conveyance is prepared according to the provisions of the Last Will and Testament of Larry Funchess Wright. Certified copies of the Last Will and Testament of Larry Funchess Wright, Letters Testamentary and Decree Admitting Will to Probate in Jefferson County Probate Case Number 21 BHM 000581 are attached as Exhibit a.

Grantor affirms the real estate conveyed hereby is not the homestead of the Grantor.

No title opinion is given by the preparer.

TO HAVE AND TO HOLD Unto the said GRANTEE, her successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of February, 2022.

WITNESS

Estate of Larry Funchess Wright
Estate of Larry Funchess Wright
by *Virginia Wright Spisak, personal representative*
by: Virginia Wright Spisak,
Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)


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I, Hayes D. Brown, a Notary Public in and for said County in said State, hereby certify that Virginia Wright Spisak whose name as Personal Representative of the Estate of Larry Funchess Wright, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 22nd day of February, 2022.

Hayes D. Brown

NOTARY PUBLIC

My Commission Expires: 4-25-2025

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 Larry F. Wright
Mailing Address 550 Wrights Mill Road
Auburn AL 36830

Grantee's Name Amy Thrasher
Mailing Address 121 Chadwick Drive
Helena AL 35080

Property Address 121 Chadwick Drive
Helena AL 35080

Date of Sale 2-22-22
Total Purchase Price \$194,800

or
Actual Value \$

or
Assessor's Market Value \$

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 Tax Assessors 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 February 22, 2022

Print: Virginia Wright Spisak, Personal Representative of
Estate of Larry Funchess Wright

☐ Unattested



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Sign:

Amy Thrasher
Grantor/Grantee/Owner/Agent (circle one)