

This instrument was prepared without benefit of title evidence or survey by:

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



20220418000158200 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
04/18/2022 11:28:29 AM 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 Bobby Earl Coston, deceased, aka Bobby E. Coston and Bobby Coston, pursuant to the power granted in his will probated in Case No. PR-2021-000584 in the Probate Court of Shelby County, Alabama, the undersigned Frances Coston, personal representative of said estate (herein referred to as GRANTOR) does grant, bargain, sell and convey to Kerrie B. Haynie and Laura B. Smith, in equal shares as tenants in common (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

A part of the NW 1/4 of NW 1/4, Section 22, Township 21 South, Range 3 West, more particularly described as follows: Commence at the northeast corner of NW 1/4 of NW 1/4 of said Section 22, Township 21, Range 3 West and run thence westerly along the north boundary of said quarter-quarter section 437.42 feet to a point; thence turn an angle of 90 deg. to the left and run thence southerly and parallel with the east boundary of said quarter-quarter section 939.19 feet to the point of beginning of the land herein conveyed; thence continue southerly and parallel with the east boundary of said quarter-quarter section 215.35 feet to the north boundary of a County Road; thence turn an angle of 90 deg. to the right and run thence westerly along the north boundary of a county road 208.71 feet to the east boundary of a proposed street; thence turn an angle of 90 deg. to the right and run thence northerly along the east boundary of said street and parallel with the east boundary of said quarter-quarter section 215.35 feet to a point; thence turn an angle of 90 deg. to the right and run thence easterly 208.71 feet to the point of beginning, containing 1.032 acres, more or less; however, there is excepted herefrom the highway right-of-way.

Also, commence at the Southeast corner of the Northwest one-fourth of the Northwest one-fourth of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 00° East for a distance of 138.48 feet; thence proceed South 90° West for a distance of 150.00 feet to a 1" pipe in place; thence continue South 90° West for a distance of 134.76 feet to the point of beginning. From this beginning point turn a 90° angle to the right and proceed North for a distance of 7.5 feet; thence turn a 90° angle to the left and proceed West for a distance of 40.40 feet; thence turn a 90° angle to the left and proceed South for a distance of 7.5 feet; thence turn a 90° angle to the left and proceed East for a distance for 40.40 feet to the point of beginning.

Bobby E. Coston was the surviving grantee named in the deed recorded in Real Book 058, page 190, in the Probate Office of Shelby County, Alabama; the other grantee, Bonnie F. Coston, died in 2006 while married to Bobby E. Coston.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal this 18th
day of April, 2022.

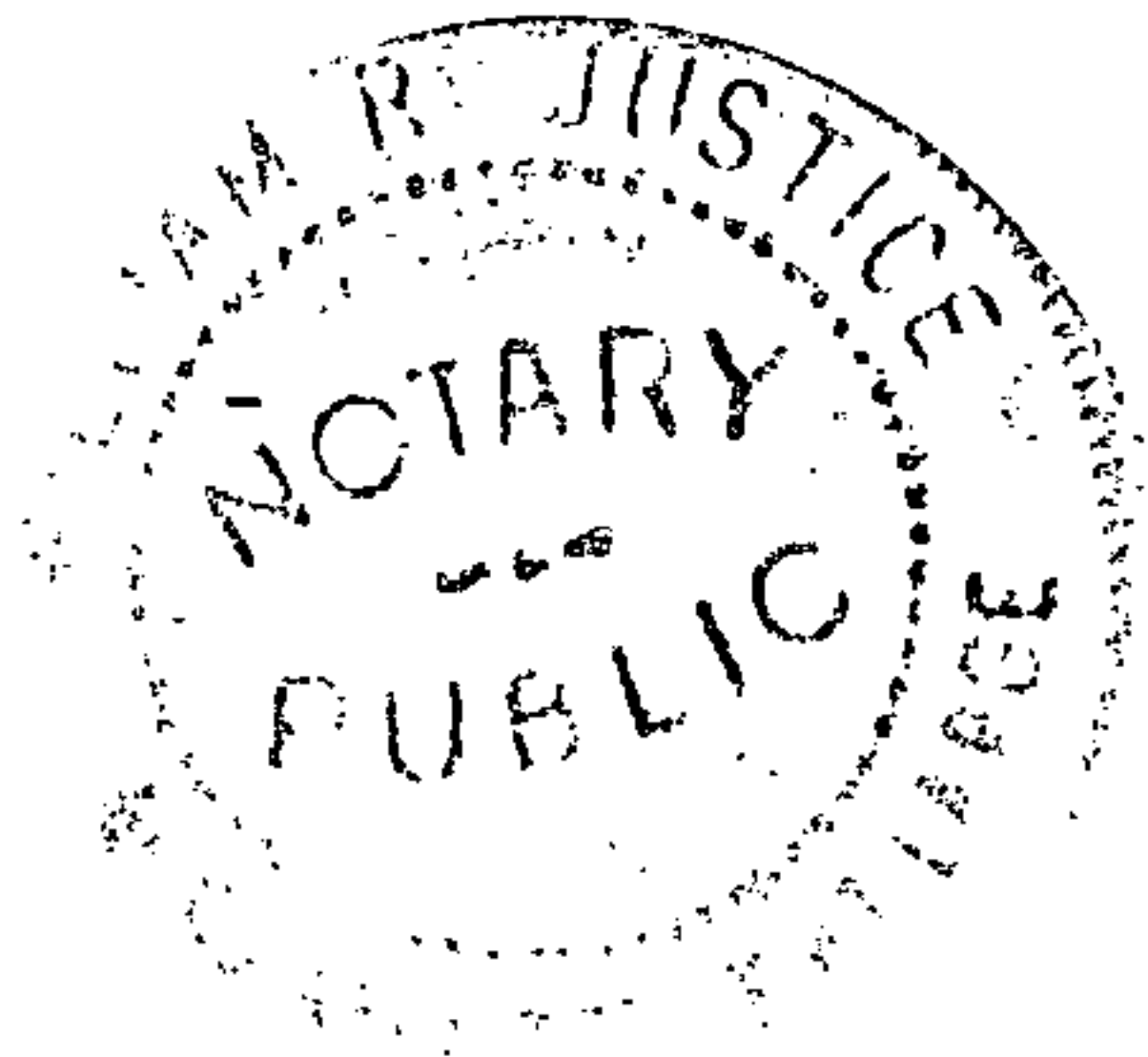
Frances Coston

Frances Coston as personal representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that France Coston, whose name as personal representative of the estate of Bobby Earl Coston, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, 2022.



William R. Justice
Notary Public

My commission expires 9/12/23



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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 Estate of Bobby Earl Coston
Mailing Address 939 Butler Road
Alabaster, AL 35007

Grantee's Name Kerrie B. Haynie & Laura B. Smith
Mailing Address 70 Glory Road
Montevallo, AL 35115

Property Address 939 Butler Road
Alabaster, AL 35007

Date of Sale 4/18/22
Total Purchase Price \$

or
Actual Value \$ 149,730.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other assessor's current market value

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 4/18/22

Print Frances Coston, personal representative

☐ Unattested

Sign Frances Coston
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1