

SEND TAX NOTICE TO:
Joel Young
205 Brynleigh Cir
Chelsea, AL 35043

DEED

20220426000171020 1/6 \$38.00
Shelby Cnty Judge of Probate, AL
04/26/2022 02:18:10 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred Dollars (\$100.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I, Joel W. Young, as Personal Representative of the Estate of Charlene Y. Niemann, deceased, in the Probate Court of Shelby County, Alabama, case number PR-2021-000713 (Copy of the Letters Testamentary attached hereto and thereby incorporated herein) (herein referred to as Grantor) grant, bargain, sell, and convey unto Joel Y. Young (herein referred to as Grantee), the following described real property, situated in Shelby County, Alabama, to wit:

Parcel One

Commence at the NE corner of the SE-1/4 of the NE-1/4 of Section 35, Township 20 South, Range 2 West, and run South along the East line of said 1/4-1/4 a distance of 438.00 feet to the point of beginning; thence turn 95° 10' 30" right and run 202.50 feet; thence turn 84° 48' 07" right and run 438.25 feet to the North line of said 1/4-1/4; thence turn 95° 21' 44" right and run East along the North line of said 1/4-1/4 a distance of 202.74 feet to the NE corner of said 1/4-1/4; thence turn 84° 39' 39" right and run South along the East line of said 1/4-1/4 a distance of 30.00 feet; thence turn 95° 27' 09" right and run 202.71 feet; thence turn 00° 08' 29" left and run 862.14 feet; thence turn 92° 37' 38" left and run 380.09 feet; thence turn 92° 40' 19" right and run 254.62 feet to the West line of said 1/4-1/4; thence turn 92° 44' 05" left and run South along the West line of said 1/4-1/4 a distance of 272.30 feet; thence turn 87° 38' 42" left and run 1349.08 feet to the East line of said 1/4-1/4; thence turn 94° 58' 34" left and run North along the East line of said 1/4-1/4 a distance of 237.87 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to easements and restrictions of record.

Parcel: 14 7 35 0 000 004.000

Parcel: 14 7 35 0 000 004.002

Parcel: 14 7 35 0 000 004.003

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Parcel Two

Begin at the NW corner of the NW-1/4 of the SW-1/4 of Section 36, Township 20 South, Range 2 West; thence run East 7.00 feet to a point; thence turn right and run South a distance of 99.50 feet, more or less, to the point of intersection of a North-South fence with an East-West fence, being the accepted NW corner of said 1/4-1/4 section, said point being the point of beginning of tract of land herein described; thence run East along the accepted North boundary of said 1/4-1/4 section, 150.00 feet; thence in a Southerly direction along the West boundary of Ogletree/Roper Property and the West boundary of Till Property, 1163.00 feet; thence in a Westerly direction 180.00 feet to intersection with the accepted West boundary of said 1/4-1/4 section; thence in a Northerly direction along said accepted West boundary, 1163.00 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

Parcel 14 7 36 0 000 010.003

Parcel Three

Part of the South Half of the SE-1/4 of the NE-1/4 of Section 35, Township 20 South, Range 2 West, more particularly described as follows: Begin at the SW corner of said 1/4-1/4 section; thence run North along the West line of said 1/4-1/4 section, 682.40 feet; thence turn 92° 51' 03" right and run Easterly 1,359.50 feet to the East line of said Section 35; thence turn 85° 20' 52" right and run South along said section line, 675.50 feet to the SE corner of said 1/4-1/4 section; thence turn 94° 18' 30" right and run Westerly 1,380.37 feet to the point of beginning.

Subject to easements and restrictions of record.

Parcel 14 7 35 0 000 012.000

Parcel Four

A parcel of land which is situated in the NE 1/4 and the SE 1/4 of Section 35, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of the SE 1/4 of Section 35, Township 20 South, Range 2 West; thence North 04 deg. 12 min. 11 sec. West along the East line of said 1/4 Section a distance of 1,895.25 feet to the point of beginning; thence continue along the last described course a distance of 751.12 feet to the Southeast corner of the NE 1/4 of said Section 35; thence North 83 deg. 50 min. 09 sec. West a distance of 599.45 feet; thence South 38 deg. 40 min. 16 sec. East, a distance of 1,041.91 feet to the point of beginning; being situated in Shelby County, Alabama.



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SUBJECT TO: (1) Easements, restrictions and rights-of-way of record; (2) Taxes due in the year 2001 and thereafter; (3) Mineral and mining rights not owned by the Grantors; (4) any portion of the Property located within a road right-of-way; (5) Rights of others to the use of roads on the Property conveyed.

Parcel 14 7 35 0 000 001.015

Parcel Five

Commence at the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 20 South, Range 2 West, and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 423.91 feet to the point of beginning; thence turn 83 degrees 24 minutes 00 seconds left and run 105.91 feet ; thence turn 82 degrees 24 minutes 00 seconds right and run 1068.33 feet; thence turn 94 degrees 08 minutes 35 seconds right and run 115.58 feet; thence turn 86 degrees 16 minutes 02 seconds right and run 822.09 feet to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ thence turn 00 degrees 35 minutes 23 seconds right and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 251.97 feet to the point of beginning.

Commence at the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 20 South, Range 2 West, and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 423.91 feet to the point of beginning; thence turn 83 degrees 24 minutes 00 seconds right and run 1068.33 feet; thence turn 94 degrees 08 minutes 35 seconds right and run 115.58 feet; thence turn 86 degrees 16 minutes 02 seconds right and run 822.09 feet to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ thence turn 00 degrees 35 minutes 23 seconds right and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 251.97 feet to the point of beginning.

Parcel 14 7 36 0 000 010.000

THIS REAL PROPERTY IS BEING CONVEYED PURSUANT TO THE TERMS OF THE WILL OF CHARLENE Y. NIEMANN, DECEASED.

This deed is intended to convey any and all Grantor's interests in the aforementioned parcels the Grantor has in the said real or personal property "AS IS - WHERE IS" with no warranties other than warranty of good title.

The Grantee is the sole descendant and sole surviving next-of-kin of the deceased and the sole heir according to the Will. The deceased was NOT married.

No title Opinion or Survey was requested by the Grantee.

To have and to hold, to the said Grantee, his heirs, and assigns forever.

And I, the undersigned in his capacity as Personal Representative of the Estate of Charlene Y Niemann, deceased, covenant with the said Grantee, his heirs and assigns, that the Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise stated above; that the Grantor has good right to sell and convey the same as aforesaid; that the Grantor will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of APRIL, 2022.

Grantor:

The Estate of Charlene Y. Niemann, deceased
in the Probate Court of Shelby County, Alabama
Case number PR-2021-000713

By: Joel Young, Personal Representative

STATE OF ALABAMA

SHELBY COUNTY



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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joel Y Young** in his capacity as Personal Representative of the Estate of Charlene Y. Niemann, deceased, in the Probate Court of Shelby County, Alabama, case number PR 2021-000713 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, with full authority he executed the same voluntarily in his capacity as Personal Representative for and as the act of the said Estate on the day the same bears date.

Given under my hand and official seal this 25th day of April, 2022.

Megan Breazale
NOTARY PUBLIC

This instrument prepared by:
No title opinion prepared

MY COMMISSION EXPIRES AUGUST 3, 2025

Salem Resha, Jr.
WILSON RESHA LLC
2229 1ST Avenue North
Birmingham, Alabama 35203



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LETTERS TESTAMENTARY

THE STATE OF ALABAMA
COURT OF PROBATE

SHELBY COUNTY
CASE NO. PR-2021-000713

The Will of CHARLENE Y. NIEMANN, having been duly admitted to record in said county, LETTERS TESTAMENTARY are hereby granted to JOEL W. YOUNG, the Personal Representative(s) named in said Will, who has duly qualified in compliance with the requisite of the law, and is authorized to administer such estate. Subject to the priorities stated in Ala. Code, §43-8-76 (1975, as amended), the said Personal Representative(s), acting prudently for the benefit of interested persons, have all the powers, without limitation, authorized in transactions under Ala. Code, §43-2-843 (1975, as amended), unless expressly modified in the Will and subject to the following restrictions: If the estate is to receive funds from litigation, judgments or settlements, the Personal Representative(s) shall notify the Probate Judge within 10 (ten) days of said judgment or settlement.

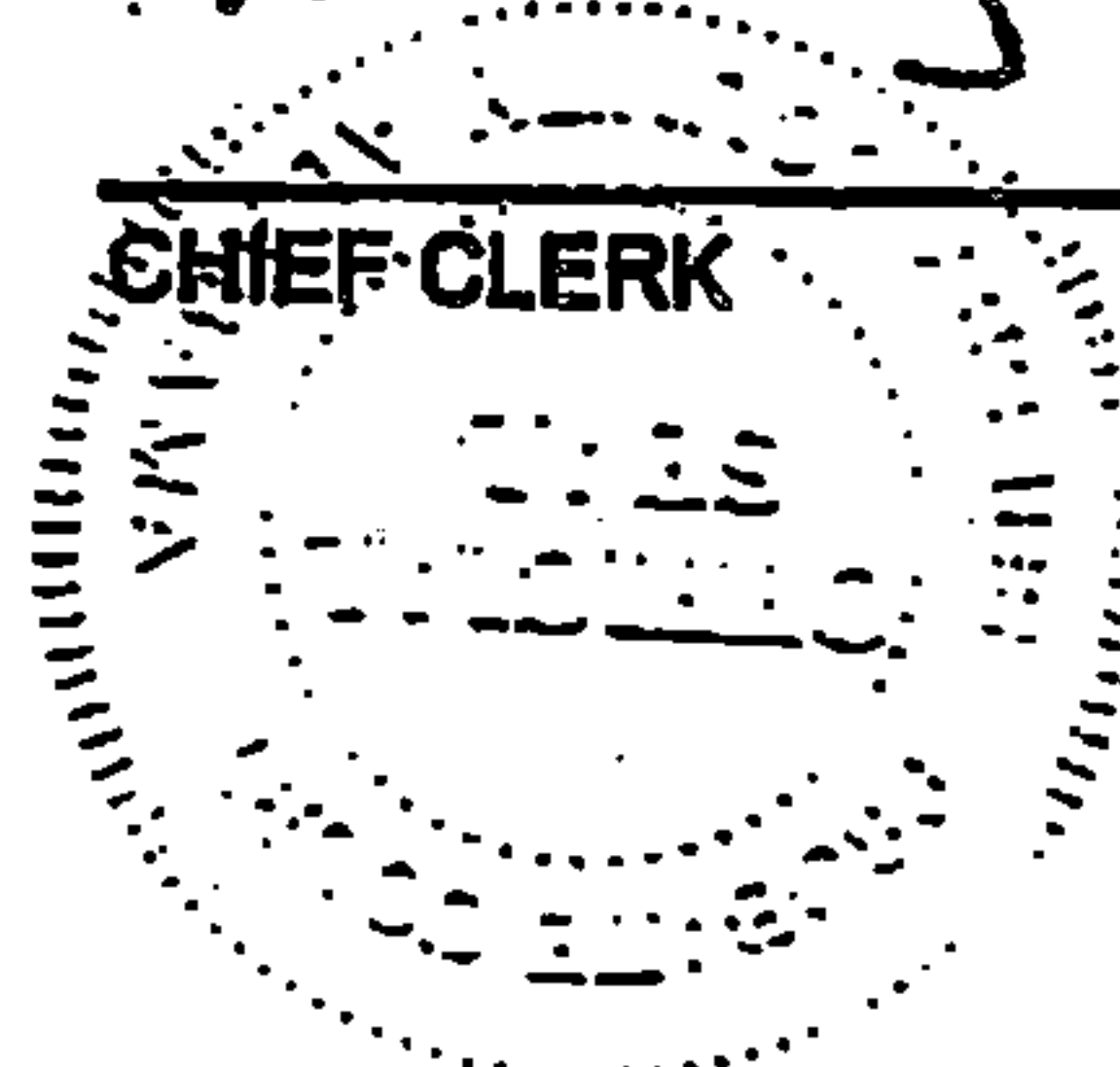
Witness my hand and dated this 23rd day of August, 2021.

ALLISON S. BOYD
JUDGE OF PROBATE

THE STATE OF ALABAMA
SHELBY COUNTY

I, Kimberly A. Melton, Chief Clerk of the Court of Probate of Shelby County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the LETTERS TESTAMENTARY issued to JOEL W. YOUNG, as Personal Representative(s) of the Will of CHARLENE Y. NIEMANN, deceased, as the same appears of record in said court. I further certify that said Letters are still in full force and effect.

Given under my hand, and seal of office, this the 24th day of August, 2021.



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 CHARNELE HENNA

Grantee's Name Joel Young

Mailing Address deceased
205 Brynleigh Cir
Chelsea, AL 35043

Mailing Address 205 Brynleigh Cir
Chelsea, AL 35043

Property Address Route 1 Box 280
COLUMBIANA, AL
35051

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 1,117,930.00

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

Transfer pursuant to 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 4-26-22

Print Joel W Young

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested



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Form RT-1