

FMV
137,050
JPS



20220622000249140 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/22/2022 09:37:32 AM FILED/CERT

This instrument prepared by:

Send Tax Notice to:

Carl E. Chamblee, Jr.
Chamblee & Malone, LLC
Attorneys at Law
5582 Apple Park Drive
Birmingham, Alabama

Timothy W. Pugh
111 Shoreline Drive
Rockwood, Tennessee 37854

**ATTENTION: INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION
AND CURRENT SURVEY.**

STATE OF ALABAMA)
SHELBY COUNTY)

EXECUTOR'S STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, Whereas, **Arthur Wayne Pugh**, died testate on the 1st day of October, 2019, leaving a valid Last Will and Testament which was admitted to probate in the Probate Court of Shelby County, Alabama, on July 21st, 2020, in the matter of the Estate of **Arthur Wayne Pugh**, deceased, Probate Case Number PR-2020-000521, and

WHEREAS, **Timothy W. Pugh** was appointed as Personal Representative of the said Last will and Testament of **Arthur Wayne Pugh**, deceased, and was granted Ancillary Letters Testamentary by the Probate Court of Shelby County, Alabama, on July 21st, 2020, and has duly qualified as said Personal Representative, and is now acting in the capacity of said Personal Representative, and

WHEREAS, the said Last Will and Testament of **Arthur Wayne Pugh**, deceased, grants the power to sell and convey to the said Personal Representative, **Timothy W. Pugh**, and

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the sufficiency and receipt whereof is acknowledged, I, **Timothy W. Pugh**, as **Personal Representative of the Estate of Arthur Wayne Pugh, deceased, Shelby County, Alabama, Probate Case Number PR-2020-000521** of 111 Shoreline Drive, Rockwood, Tennessee 37854, hereby grant, bargain, sell and convey an undivided one-half (1/2) interest unto **Timothy W. Pugh** of 111 Shoreline Drive, Rockwood, Tennessee 37854, and an undivided one-half (1/2) interest unto **Gina Ann Shugart (Simmons)** of 17220 Highway 42, Shelby, Alabama 35143, the following described real estate, situated in Shelby County, Alabama, and located at 125 1st Street East, Calera, Alabama 35040, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to current Ad Valorem taxes, not yet due and payable.

Subject to any and all other easements, restrictions and limitations of record.

This deed is made pursuant to the terms of the Last Will and Testament of Arthur Wayne Pugh, deceased, Shelby County, Alabama, Probate Case Number PR-2020-000521.

Shelby County, Alabama, Probate Court Deed Reference - Instrument Number 20071220000571580.



20220622000249140 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/22/2022 09:37:32 AM FILED/CERT

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day
of October, 2020.

Timothy W. Pugh (SEAL)

Timothy W. Pugh, as
Personal Representative of the
Estate of Arthur Wayne Pugh, dec.

ACKNOWLEDGMENT

STATE OF TN)
Roane COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Timothy W. Pugh, as Personal Representative of the Estate of Arthur Wayne Pugh, deceased, Shelby County, Alabama, Probate Case Number PR-2020-000521, 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, he executed the same voluntarily, with full authority, on the day the same bears date.

Given under my hand and official seal, this 6th day of October, 2020.

G. J. Pugh
Notary Public
My Commission Expires: 2/21/21



My Comm. Expires
February 21, 2021

EXHIBIT "A"

20220622000249140 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/22/2022 09:37:32 AM FILED/CERT

PARCEL I:

A LOT IN THE NE1/4 OF THE SW1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 2 WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 13 EAST; THENCE RUN EAST ALONG THE FREEMAN BASE LINE, A DISTANCE OF 960.00 FEET; THENCE TURN AN ANGLE OF 88 DEG. 50 MIN. TO THE LEFT AND RUN A DISTANCE OF 1608.14 FEET; THENCE TURN AN ANGLE OF 89 DEG. 40 MIN. TO THE LEFT AND RUN A DISTANCE OF 318.76 FEET TO A RIGHT OF WAY MON. ON THE SOUTH RIGHT OF WAY LINE OF ALA. 25, STA. 65 PLUS 79.10; THENCE TURN AN ANGLE OF 0 DEG. 44 MIN. TO THE RIGHT AND RUN ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 298.47 FEET; THENCE TURN AN ANGLE OF 16 DEG. 04 MIN. TO THE RIGHT AND RUN ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 143.15 FEET, TO A RIGHT OF WAY MON. ON THE EAST RIGHT OF WAY OF I-65, STA. 124 PLUS 76.00; THENCE TURN AN ANGLE OF 105 DEG. 25 MIN. 30 SEC. TO THE LEFT AND RUN ALONG THE EAST RIGHT OF WAY LINE OF I-65, A DISTANCE OF 411.64 FEET; THENCE TURN AN ANGLE OF 87 DEG. 48 MIN. 12 SEC. TO THE LEFT AND RUN A DISTANCE OF 210.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 188.00 FEET; THENCE TURN AN ANGLE OF 87 DEG. 48 MIN. 12 SEC. TO THE RIGHT AND RUN A DISTANCE OF 250.00 FEET; THENCE TURN AN ANGLE OF 92 DEG. 11 MIN. 48 SEC. TO THE RIGHT AND RUN A DISTANCE OF 188.00 FEET; THENCE TURN AN ANGLE OF 87 DEG. 48 MIN. 12 SEC. TO THE RIGHT AND RUN A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NE1/4 OF THE SW1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, ACCORDING TO THE SURVEY OF FRANK W. WHEELER, REGISTERED LAND SURVEYOR, DATED JUNE 11, 1967. AND BEING THE SAME PROPERTY DEPICTED ACCORDING TO THE SURVEY BY LAURENCE D. WEYGAND, DATED DEC. 11, 2007 UNDER ORDER NO. 69506.

SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL II:

BEGIN AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN BOOK 248, PAGE 705 AND PROCEED EASTERLY 30.04 FEET TO THE WEST PROPERTY LINE OF THE PROPERTY CONVEYED TO GINA SHUGRAT IN INSTRUMENT 20031206000789740 DATED DEC. 5, 2003, RECORDED DEC. 6, 2003; THENCE SOUTHERLY 249.24 FEET; THENCE WESTERLY TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN BOOK 248, PAGE 705; THENCE NORTHERLY TO THE POINT OF BEGINNING.

WARRANTIES OF TITLE DOES NOT APPLY TO PARCEL II. GRANTOR QUITCLAIMS ANY RIGHT TITLE, OR INTEREST IN PARCEL II.