



20220720000285440 1/4 \$687.50
Shelby Cnty Judge of Probate, AL
07/20/2022 10:53:27 AM FILED/CERT

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

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

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Ruby Webster, a widow (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Lee Webster (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See legal description attached hereto as Exhibit A

Subject to easements, restrictions, rights-of-way, covenants, conditions, and encumbrances of record.

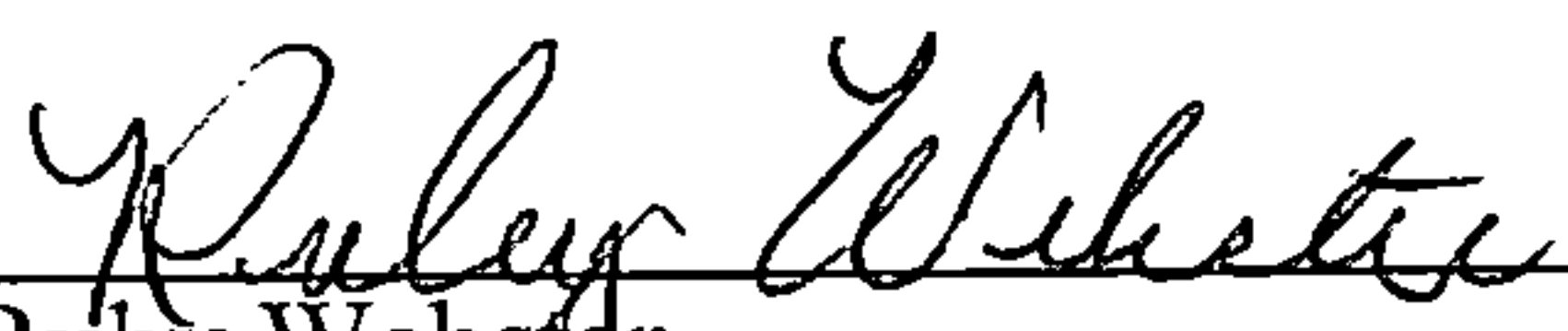
GRANTOR reserves a life estate in and to the above described property.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

19 day of July, 2022.


Ruby Webster

Shelby County, AL 07/20/2022
State of Alabama
Deed Tax: \$656.50



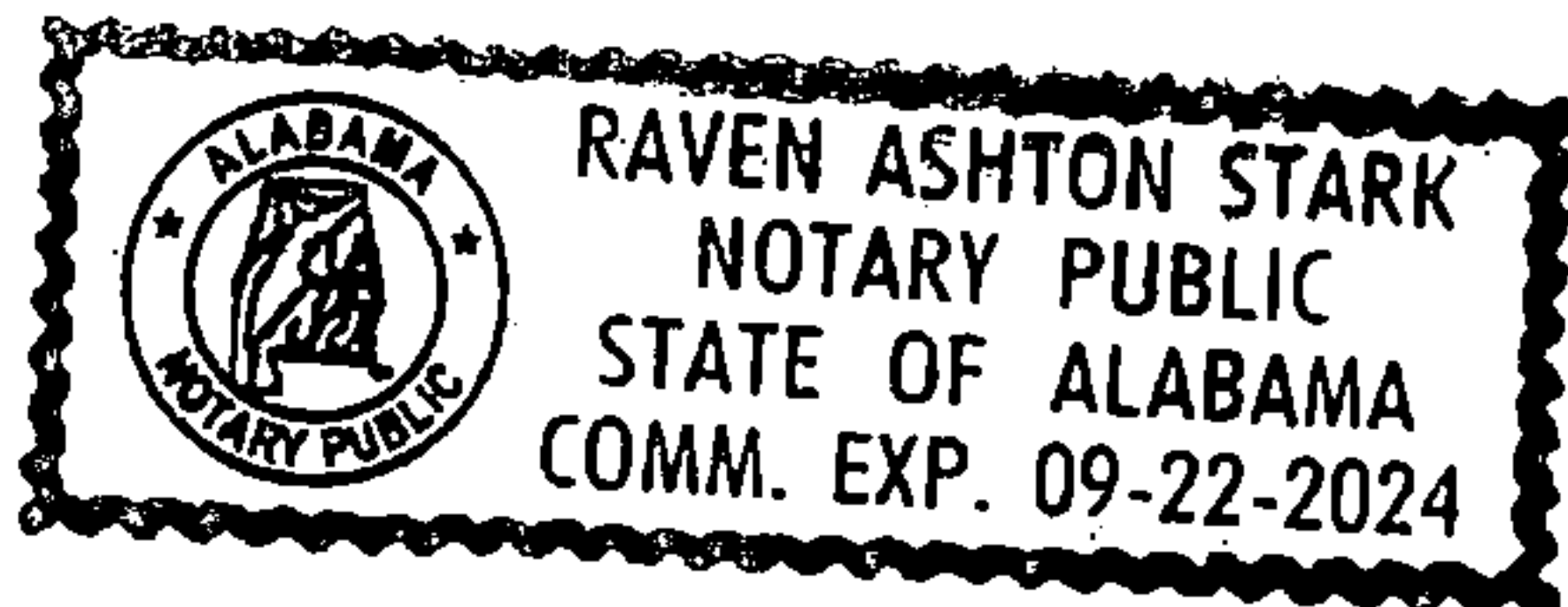
20220720000285440 2/4 \$687.50
Shelby Cnty Judge of Probate, AL
07/20/2022 10:53:27 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruby Webster, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of July, 2022



Raven Ashton Stark
Notary Public

My commission expires: 09 / 22 / 2024

20220720000285440 3/4 \$687.50
Shelby Cnty Judge of Probate, AL
07/20/2022 10:53:27 AM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

Part of Lots 5, 6, 7, and part of Lot 8, according to the decree and map in case 2994 in the Circuit Court of Shelby County, Alabama in equity, style of case being Howard, et al vs. Harrison, et al, which said decree and map is recorded in the Office of the Judge Probate of Shelby County, Alabama, in Deed Book 138 pages 555 and 556, all being in Section 1, Township 21 South, Range 5 West, and being more particularly described as follows:

PARCEL II

Commence at a 3" open top pipe at the NW corner of said Lot 8 being also the NW corner of the NE 1/4 of NW 1/4 of Section 1, Township 21 South, Range 5 West, thence along the north line of said Lot 8 S 89° 20' 37" E for a distance of 330.02 feet to a capped iron (Landmark) and the NW corner of Final Map of Ruby Webster's One Lot Subdivision recorded in Map Book 36, page 59 in the Office of the Judge of Probate of Shelby County; thence along the North line of said One Lot Subdivision S 89° 18' 41" E for a distance of 383.98 feet to a capped iron (Paragon) and the NE corner of said One Lot Subdivision; thence along the East line of said One Lot Subdivision S 03° 02' 48" E for a distance of 915.19 feet to the North right-of-way of South Shades Crest Road (50' right-of-way) and a capped iron (SMW LS 19753); thence leaving said North right-of-way S 00° 40' 19" W for a distance of 50.00 feet to the South right-of-way of said South Shades Crest Road and the Point of Beginning; thence along said right-of-way with a curve to the left being subtended by an arc length of 492.10 feet and having a radius of 1095.00 feet, a chord bearing of N 77° 47' 51" E for a distance of 487.97 feet and a central angle of 25° 44' 56" to a capped iron (SMW LS 19753); thence continue along said right-of-way N 64° 55' 22" E for a distance of 122.74 feet to a capped iron (SMW LS 19753) on the intersection of said South right-of-way and the West line of Webster's One Lot Subdivision recorded in Map Book 19, page 70 in the Office of the Judge of Probate of Shelby County; thence leaving said right-of-way and run S 00° 26' 29" E along said west line for a distance of 525.93 feet to the SW corner of said One Lot Subdivision and a capped iron (SMW LS 19753); thence along the South line of said One Lot Subdivision S 89° 32' 52" E for a distance of 330.00 feet to the SW corner of said One Lot Subdivision and a point on the East line of aforesaid Lot 5 and a capped iron (SMW LS 19753); thence along the east line of said Lot 5 S 00° 26' 33" E for a distance of 1328.76 feet to a 5/8" rebar and the SE corner of said Lot 5; thence westerly along the South line of Lots 5, 6, 7, and part of Lot 8 for a distance of 1319.11 feet to a 5/8" rebar and the SE corner of a parcel of land recorded in instrument Number 1997-03431 in the Probate Office of Shelby County, Alabama; thence leaving said south line and run along the East line of said Parcel N 00° 58' 28" W for a distance of 1434.08 feet to a capped iron (SMW LS 19753) and the intersection of said East line and said South right-of-way of South Shadescrest Road; thence leaving said East line and run along said South right-of-way N 65° 00' 18" E for a distance of 120.44 feet to a capped iron (SMW LS 19753); thence continue along said right-of-way with a curve to the left being subtended by an arc length of 163.50 feet, a radius of 300.00 feet, a chord bearing of N 49° 23' 30" E for a distance of 161.48 feet and a central angle of 31° 13' 35" to a capped iron (SMW LS 19753); thence continue along said right-of-way N 33° 46' 43" E for a distance of 18.24 feet to a capped iron (SMW LS 19753); thence continue along said right-of-way with a curve to the right being subtended by an arc length of 199.65 feet, a radius of 200.00 feet, a chord bearing of N 62° 04' 27" E for a distance of 191.46 feet and a central angle of 57° 11' 44" and the Point of Beginning, said described Parcel of land containing 48.25 acres, more or less, situated and lying in Section 1, Township 21 South, Range 5 West, Shelby County, Alabama.

According to survey and plat by SMW Engineering Group dated 1/25/08.

LESS AND EXCEPT the South 10 acres of the above described property.

Real Estate Sales Validation Form

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

Grantor's Name Ruby Webster
Mailing Address 5929 S Shades Crest Road
Helena, AL 35080

Grantee's Name Lee Webster
Mailing Address 5929 S Shades Crest Road
Helena, AL 35080

Property Address 5929 S Shades Crest Road
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 656,122.70

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 7/19/2022

Print Ruby Webster

Sign

Ruby Webster

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



20220720000285440 4/4 \$687.50
Shelby Cnty Judge of Probate, AL
07/20/2022 10:53:27 AM FILED/CERT