

Tax Notice to:
Jeremy Chance
9519 Hwy. 51
Sterrett, AL 35147

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Thousand and no/100 Dollars (\$63,000.00)** paid in hand by **JEREMY CHANCE** a married man (herein referred to as GRANTEE) the receipt whereof is acknowledged by, **SANFORD MORGAN** a married man (herein referred to as GRANTOR), do grant, bargain, sell and convey unto the GRANTEE the following described real estate, situated in **Shelby County, Alabama**, to wit:

Commence at the northwest corner of the northwest quarter of the northeast quarter of the northeast quarter of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama and run thence S.88 Degrees 54'10" E along the north line of said quarter-quarter a distance of 429.35' to a steel corner and the point of beginning of the property being described: Thence continue last described course a distance of 914.43' to a corner: Thence run S.00 Degrees 03' 40" W a distance of 452.34' to a corner: Thence run 89 degrees 58' 020" W a distance of 208.34' to a corner: Thence S run 0.00 degrees 03' 04" W a distance of 150.00' to a corner: Thence run S 21 degrees 11' 19" E a distance of 574.83 to a corner: Thence run S 00 Degrees 03' 40" a distance 92.61' to a corner: Thence run 553 Degrees 32' 07" W a distance of 29.95' to a steel corner: Thence run N 37 Degrees 42' 29" a distance of 374.09' to a corner: Thence run N 15 Degrees 46' 29" W along the centerline of an existing dirt road and a thirty foot wide access easement, part of which is open distance of 87.47' to a point: Thence run N 18 Degrees 18' 26" W along said centerline a distance of 75.19' to a point: Thence run N 59 Degrees 42' 40" W a distance of 96.21' to a point: Thence run N 62 Degrees 03' 07" W a distance of 138.93' to a point: Thence run N 72 Degrees 55' 06" W a distance of 61.74 to a point: Thence run N 67 Degrees 40' 59" W a distance of 48.04' to a point: Thence run N 33 Degrees 31' 49" W a distance of 51.75' to a point: Thence run N 44 Degrees 10' 52" W a distance of 69.91' to a corner of an outparcel containing a house: Thence run N 82 Degrees 04' 14" E a distance of 274.91' to a Corner: Thence run N 07 Degrees 55' 46" W a distance of 210.00' to a corner: Thence run S 82 degrees 04' 14" W a distance of 420.00' to a corner: Thence run N 07 Degrees 55' 46" W a distance of 386.95' to the point of beginning containing 12.11 acres and subject to all agreements of probated record.

Subject to the General, special and ad valorem taxes for the current year and subject to easements, restrictions, covenants, right-of-ways of record or in evidence through use.

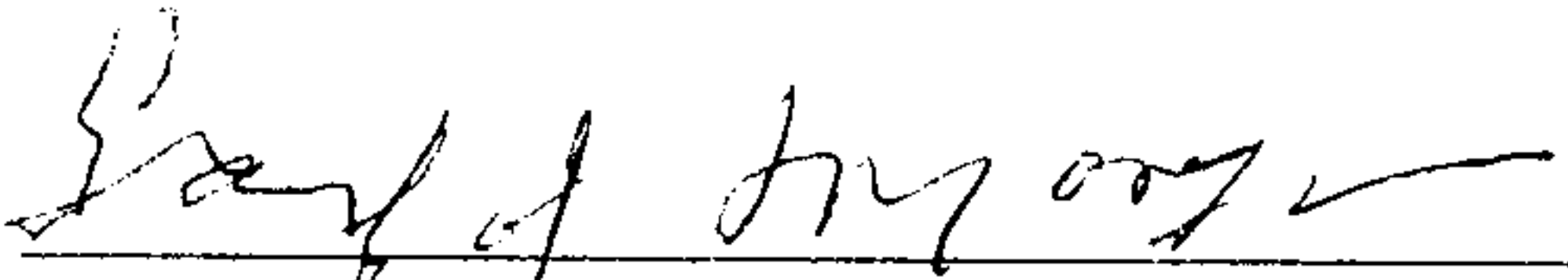
This Deed was prepared without title examination of legal opinion and the legal description is based upon information provided by the grantor.

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

And we do our heirs, executors and administrators, covenant with said GRANTEE, his heirs and assigns or successors and assigns, that it is lawfully seized fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above: that it has good right to sell and convey the same as aforesaid: that we will, and our 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, Sanford Morgan hereunto set his hand and seal this the 8th day of August 2022.




Sanford Morgan

STATE OF ALABAMA)
SHELBY COUNTY)



20220824000331070 2/4 \$94.00
Shelby Cnty Judge of Probate, AL
08/24/2022 09:07:32 AM FILED/CERT

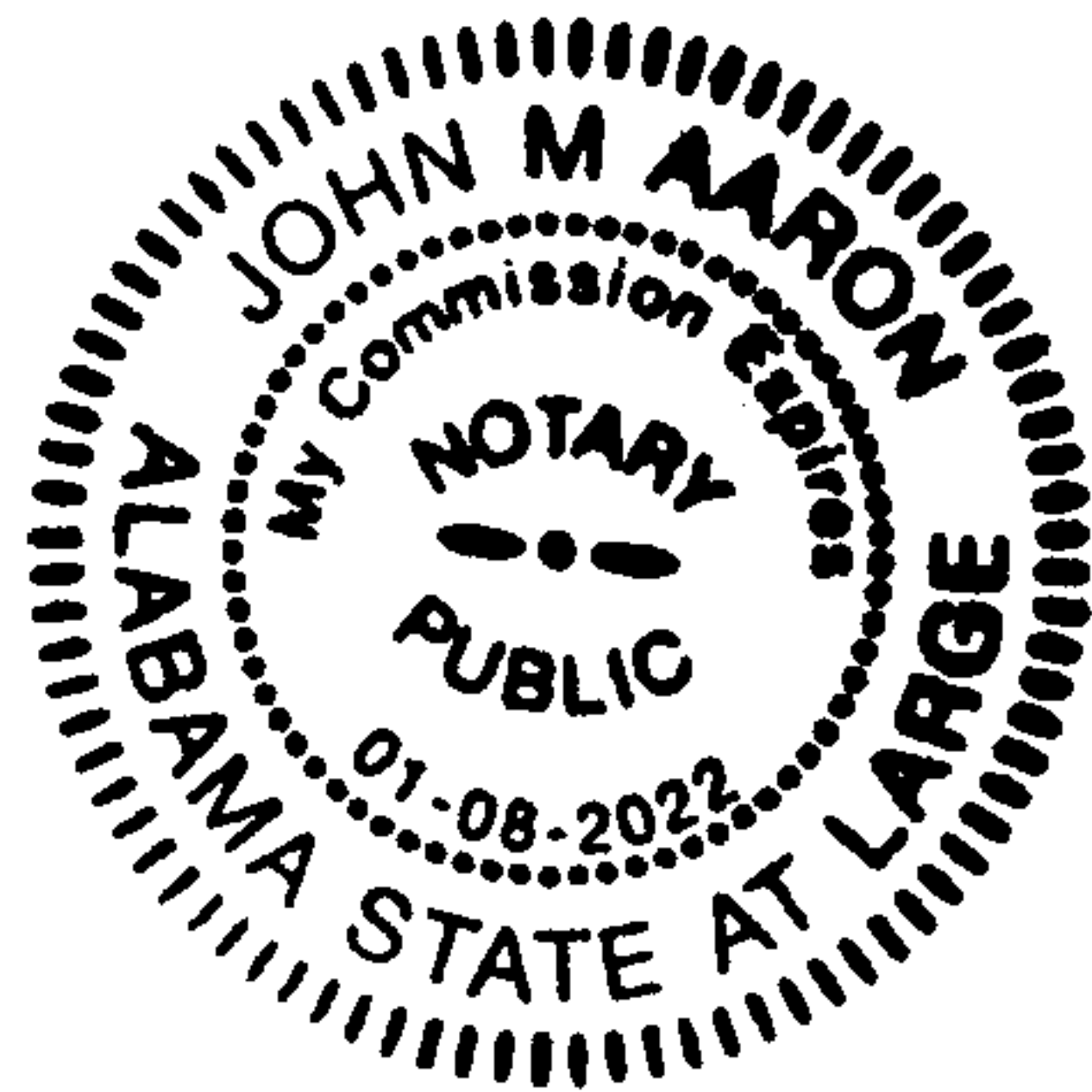
On this the _____ day of August 2022, before me, the undersigned, a Notary Public in and for said County and State, hereby certify that **Sanford Morgan**, has signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, he did execute the foregoing instrument voluntarily on this day.

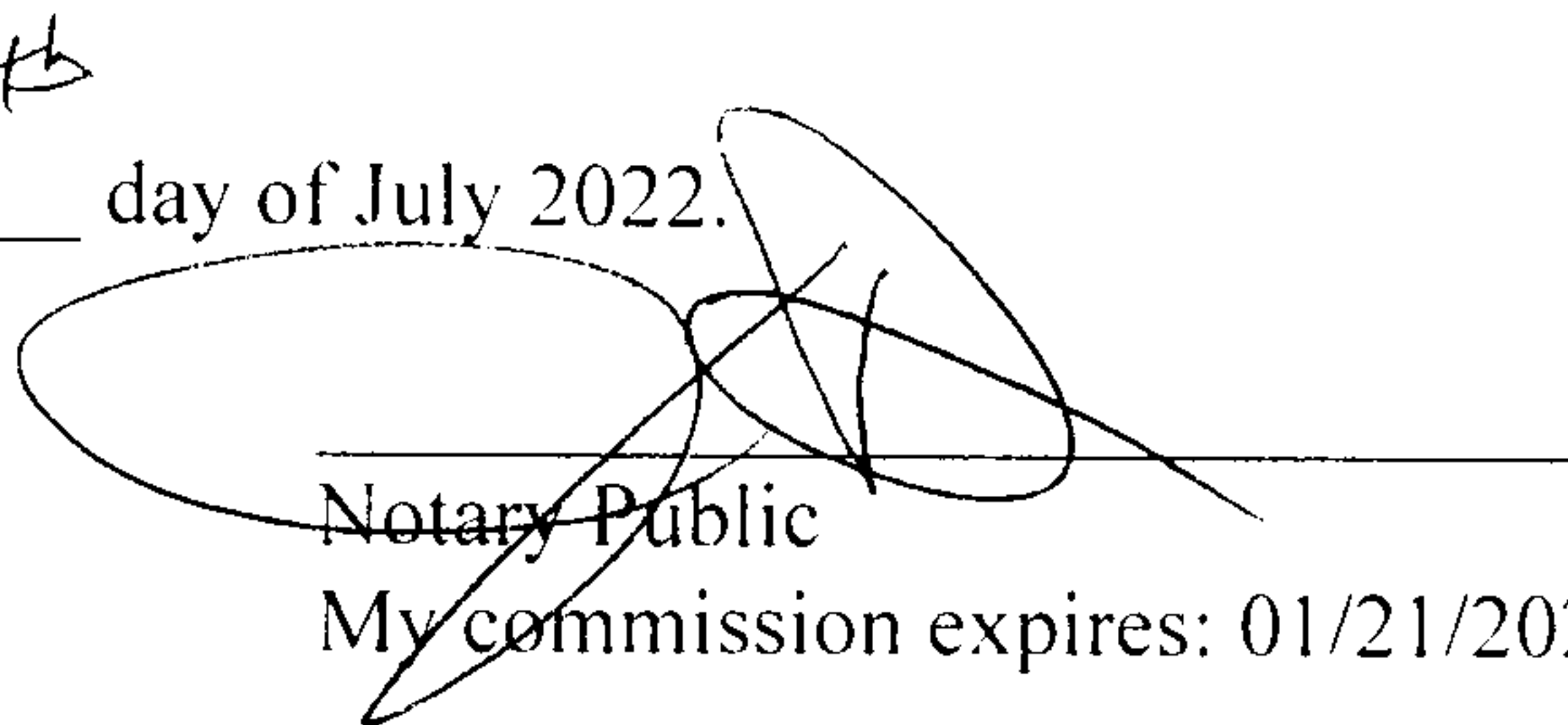
Given under my hand and seal of this office this the 2th day of July 2022.

Document Prepared By:

John Aaron

131 First Street South
Alabaster, AL 35007
(205) 685-8383




Notary Public

My commission expires: 01/21/2026

ALABAMA
CERTIFICATE OF DEATH STATE FILE NO. 101

TYPE IN PERMANENT DARK INK

1. DECEASED LEGAL NAME (First, Middle, Last) (Type last name all capitals) Ruth Ann MORGAN		2. LAST NAME PRIOR TO FIRST MARRIAGE Herrick	3. COUNTY OF DEATH Shelby
4. CITY, TOWN, OR LOCATION OF DEATH AND ZIP CODE Sterrett 35147		5. INSIDE CITY LIMITS? ☐ Yes ☒ No	
6. PLACE OF DEATH (Facility Name) - Hospital or Other Institution - (If not in either, give street and number) 9497 Hwy 51		7. IF HOSPITAL (Specify Inpatient, ER, Outpatient, or DOA)	
8. SEX ☒ Female ☐ Male		9. SOCIAL SECURITY NUMBER [REDACTED]	
10. BIRTHPLACE (State or Foreign Country) Ohio		11. AGE - Last Birthday (Years) 84	
12. DATE OF BIRTH (Month, Day, Year) March 27, 1934		13. MARITAL STATUS (Specify Married, Never Married, Widowed, Divorced) Married	
14. EVER IN US ARMED FORCES? ☐ Yes ☒ No		15. SURVIVING SPOUSE (NAME PRIOR TO FIRST MARRIAGE) Sanford Erskine Morgan	
16. DECEASED RESIDENCE-STATE Alabama		17. COUNTY Shelby	
18. CITY, TOWN, OR LOCATION AND ZIP CODE Sterrett 35147		19. STREET ADDRESS (Apt, Lot, Unit - if applicable) 9497 Hwy 51	
20. INSIDE CITY LIMITS? ☐ Yes ☒ No		21. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) Kenneth Hobart Herrick	
22. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) Alta Mildred Smith		23. INFORMANT NAME AND RELATIONSHIP TO DECEASED Sanford Erskine Morgan - Husband	
24. MAILING ADDRESS OF INFORMANT (Street and Number, City, State, County, Zip Code, Apt, Lot) 9497 Hwy 51, Sterrett, AL, Shelby 35147		25. DATE OF DISPOSITION (Month, Day, Year) May 19, 2018	
26. METHOD OF DISPOSITION: ☒ Burial ☐ Cremation ☐ Entombment ☐ Hospital Disposal ☐ Medical Donation ☐ Other (Specify):		27. CEMETERY OR CREMATORY, (Name) Mt. Zion Cemetery	
28. LOCATION (City or Town, State) Westover, Alabama		29. FUNERAL HOME (Name and Address) Bolton Funeral Home, 207 Hwy 47 South, Columbiana, Alabama 35051	
30. FUNERAL HOME (License Number) 1010		31. FUNERAL DIRECTOR - SIGNATURE Christopher L. Griffith	
32. DATE SIGNED BY FUNERAL DIRECTOR (Month, Day, Year) May 22, 2018		33. FUNERAL DIRECTOR (License Number) 6373	
34. Certifying Physician (Physician certifying cause of death) "To the best of my knowledge death occurred at the time and date, and due to the cause(s) and manner stated." ☐ Medical Examiner ☐ Coroner "On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, place and due to the cause(s) and manner stated." Signature: [Signature]		35. DATE SIGNED (Month, Day, Year) 5.16.18	
36. DATE OF DEATH (Month, Day, Year) May 14, 2018		37. TIME OF DEATH 8:00 PM	
38. DATE PRONOUNCED DEAD (Month, Day, Year)		39. TIME PRONOUNCED DEAD	
40. NAME, ADDRESS, CITY, STATE, AND ZIP CODE OF PERSON CERTIFYING CAUSE OF DEATH (Item 41) Sadr Ansar, MD 122-7th Ave NE Alabaster, AL 35007		41. LICENSE NUMBER AL 11653	
42. REGISTRAR - Signature Nancy Wilson		43. FOR REGISTRAR ONLY - DATE FILED (Month, Day, Year) May 30, 2018	

MEDICAL CERTIFICATION

44. PART I. CAUSE OF DEATH Enter the chain of events--diseases, injuries, or complications--that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. Enter only one cause on a line. IMMEDIATE CAUSE (Final disease or condition resulting in death) a. DEMENTIA Due to (or as a consequence of): Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST b. Due to (or as a consequence of): c. Due to (or as a consequence of): d. Approximate interval: Onset to death Unknown		Barcode: 20220824000331070 3/4 \$94.00 Shelby Cnty Judge of Probate, AL 08/24/2022 09:07:32 AM FILED/CERT	
45. PART II. Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I.		46. MANNER OF DEATH ☒ Natural ☐ Homicide ☐ Accident ☐ Pending Investigation ☐ Suicide ☐ Undetermined	
47. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☐ No ☒ Unknown		48. IF FEMALE: ☐ Not pregnant within past year ☐ Pregnant at time of death ☐ Not pregnant, but pregnant within 42 days of death ☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Unknown if pregnant within the past year	
49. DATE OF INJURY (Month, Day, Year)		50. TIME OF INJURY	
51. PLACE OF INJURY (e.g., Decedent's home; construction site; restaurant; wooded area)		52. INJURY AT WORK? ☐ Yes ☐ No	
53. LOCATION OF INJURY: (Street or R.F.D. No., City or Town, County, State)		54. IF TRANSPORTATION INJURY, SPECIFY: ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify):	
55. DESCRIBE HOW INJURY OCCURRED:		56. AUTOPSY/TOXICOLOGY PERFORMED? Autopsy ☐ Yes ☒ No ☐ Unknown Toxicology ☐ Yes ☒ No ☐ Unknown	
		57. WERE FINDINGS CONSIDERED? Autopsy ☐ Yes ☐ No Toxicology ☐ Yes ☐ No	

THIS IS A LEGAL RECORD AND MUST BE FILED WITHIN FIVE (5) DAYS AFTER DEATH

ADPH-HS-2 Rev. 011116

This is a true and exact copy of the record on file with the Shelby County Health Department

Nancy Wilson
Signature of local registrar

May 30, 2018
Date of issue

Real Estate Sales Validation Form

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

Grantor's Name Sanford Morgan
Mailing Address 9497 Highway 51
Sterrett, AL 35147

Grantee's Name Jeremy Chance
Mailing Address 9519 Highway 51
Sterrett, AL 35147

Property Address 9497 Highway 51
Sterrett, AL 35147

Date of Sale 08/08/2022
Total Purchase Price \$ \$63,000

or
Actual Value \$

or
Assessor's Market Value \$


20220824000331070 4/4 \$94.00
Shelby Cnty Judge of Probate, AL
08/24/2022 09:07:32 AM FILED/CERT

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 Assessed 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).

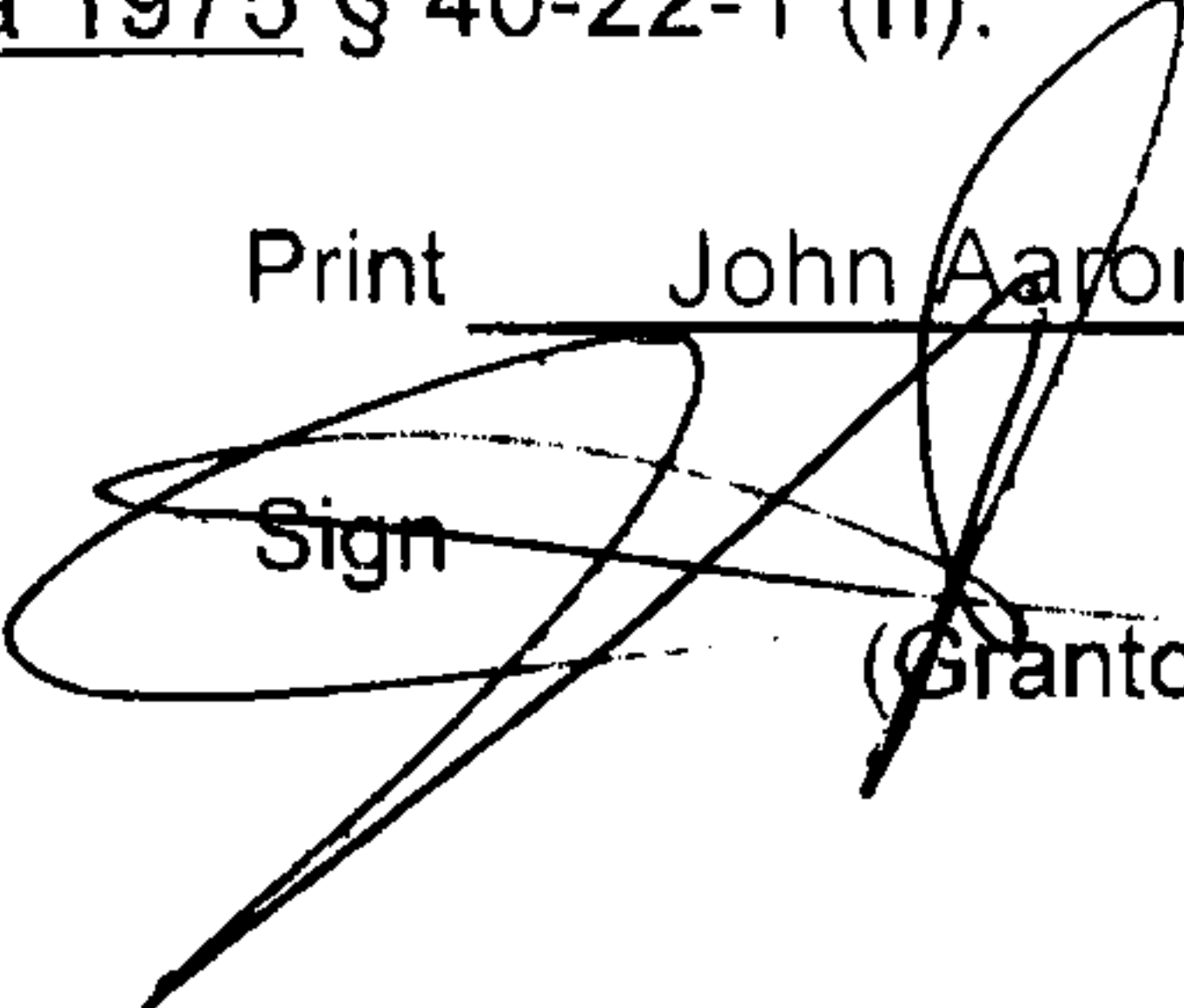
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 08/01/2022

Unattested

(verified by)

Print John Aaron

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1