

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

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Russell Craig Ledford, aka Russell C. Ledford, deceased, Case No. PR-2021-000726 in the Probate Court of Shelby County, Alabama, the undersigned Chad Ledford, personal representative of said estate (herein referred to as GRANTOR) in accordance with the laws of intestate succession of Alabama, does grant, bargain, sell and convey to Toby Wilson and Chad Ledford, 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 Block One of Safford's Map of Shelby as recorded in Map Book 3, pages 38 and 47 in the office of the Judge of Probate of Shelby County, Alabama, described as follows:

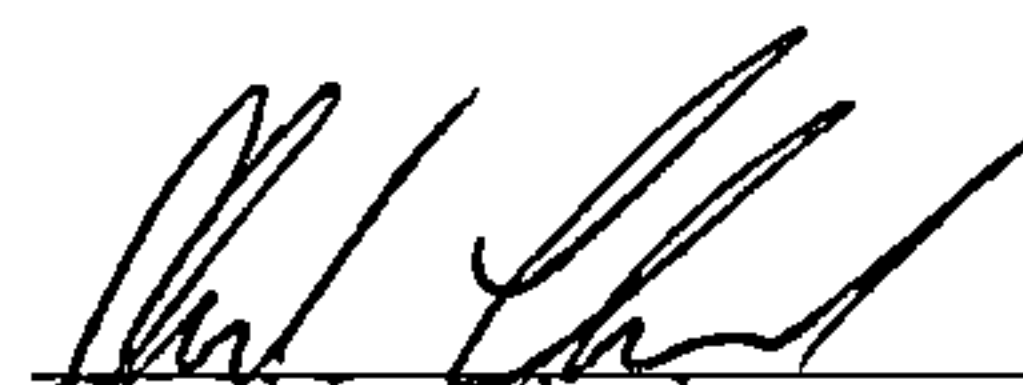
Commence at the Southeast corner of said Block One; thence run North 01 deg. 15 min. 58 sec. East along the West right-of-way of First Street 50.0 feet to the point of beginning; thence continue last course 206.0 feet; thence run South 78 deg. 46 min. 10 sec. West 120.16 feet; thence run South 05 deg. 15 min. 00 sec. East 245.70 feet; thence run North 84 deg. 48 min. 51 sec. East 40.0 feet; thence run North 01 deg. 15 min. 58 sec. East 54.0 feet; thence run North 84 deg. 48 min. 51 sec. East 50.0 feet to the point of beginning. Containing 0.54 acre, more or less.

Russell C. Ledford was the surviving grantee named in the deed recorded as Instrument # 1993-04141 in the Probate Office of Shelby County, Alabama, the other grantee, Deborah A. Ledford, having died prior to Russell C. Ledford while married to him.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal this 17th day of

August, 2022.


Chad Ledford 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 Chad Ledford, whose name as personal representative of the estate of Russell Craig Ledford, 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, he as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of August, 2022.

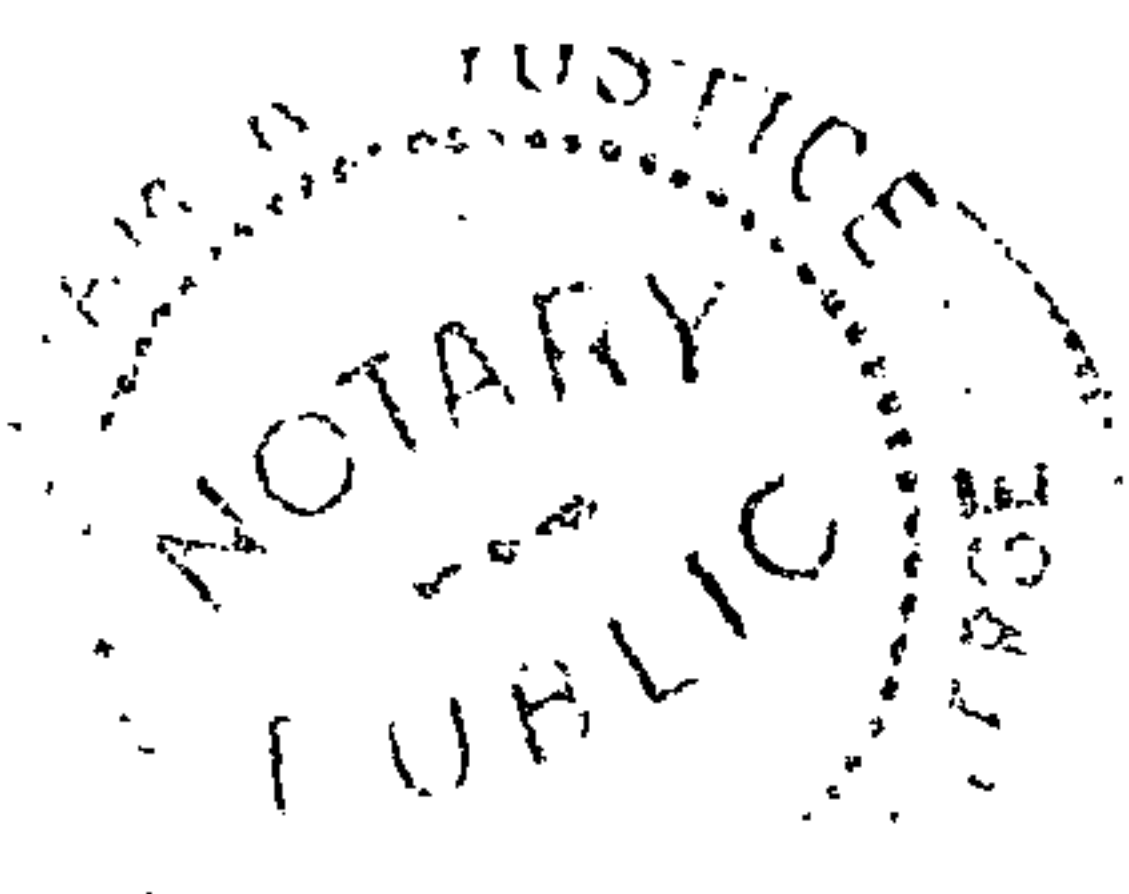

Notary Public

My commission expires

9/12/23



20220923000366880 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
09/23/2022 11:32:36 AM FILED/CERT



Real Estate Sales Validation Form



20220923000366880 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
09/23/2022 11:32:36 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Estate of Russell Craig Ledford
Mailing Address 129 School Road
Shelby, AL 35143

Grantee's Name Toby Wilson & Chad Ledford
Mailing Address 129 School Road
Shelby, AL 35143

Property Address 95 School Road
Shelby, AL 35143

Date of Sale 8-17-22
Total Purchase Price \$

or
Actual Value \$ 9,500.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other assessor's current market value
☐ Closing Statement

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 8-17-22

Print Chad Ledford

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1