



20221024000398780 1/2 \$119.50
Shelby Cnty Judge of Probate, AL
10/24/2022 12:47:09 PM FILED/CERT

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

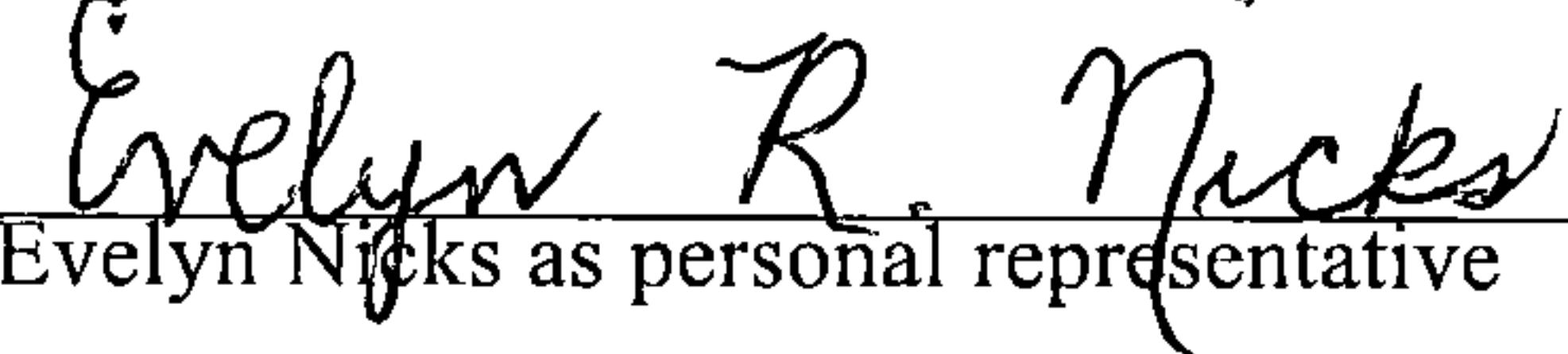
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Bettye J. Ross Williams, deceased, Case No. PR-2019-000747 in the Probate Court of Shelby County, Alabama, the undersigned Evelyn Nicks, personal representative of said estate (herein referred to as GRANTOR) does grant, bargain, sell and convey to Evelyn Nicks and Christine Nicks (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

All of the interest of Bettye J. Ross Williams, being one and the same as Betty Ross Williams, in a part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 9, Township 22 South, Range 2 West, described as follows: Commencing at the SE corner of said quarter-quarter section and run South 86 deg. 30 min. West 420 feet; thence run North 2 deg. 30 min. West 370 feet to the point of beginning of lot herein described; thence run South 86 deg. 30 min West 385.5 feet to East boundary of US Highway No. 31; thence North 2 deg. 40 min. East along East boundary of said Highway 90 feet; thence run North 77 deg. 45 min. East 367.7 feet; thence run South 11 deg. 5 min. East 98.3 feet; thence run South 2 deg 30 min. East 50 feet to point of beginning.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal this 11th day of March, 2022.

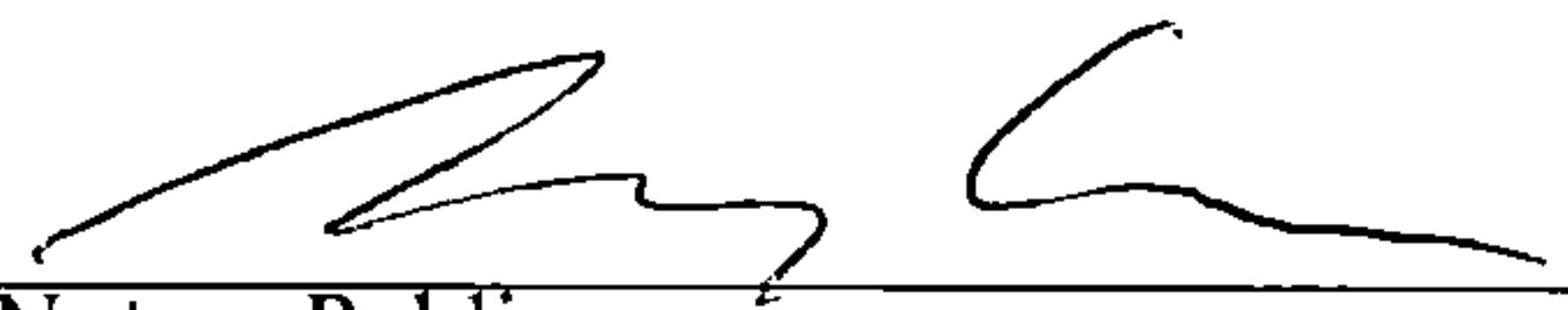


Evelyn Nicks as personal representative

STATE OF Maryland
COUNTY OF Prince Georges

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evelyn Nicks, whose name as personal representative of the estate of Bettye J. Ross Williams, 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, she as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of March, 2022.



Notary Public

My commission expires 11/22/2025

SANG CHUL CHO
Notary Public-Maryland
Howard County
My Commission Expires
November 22, 2025

Real Estate Sales Validation Form

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

Grantor's Name Estate of Bettye J. Ross Williams
Mailing Address 8205 Woburn Abbey Road
Glenn Dale, MD 20769

Grantee's Name Evelyn Nicks & Christine Nicks
Mailing Address 8205 Woburn Abbey Road
Glenn Dale, MD 20769

Property Address 567 Hwy 213
Calera, AL 35040

Date of Sale 3/11/22
Total Purchase Price \$
or
Actual Value \$ 93,240
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 1/2 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 10/24/22

Print William R. Justice

Unattested

Sign William R. Justice

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1