

This instrument was prepared without benefit of title evidence by:

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

STATUTORY WARRANTY DEED



20221102000410250 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/02/2022 08:37:55 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Bobby Joe Talton, deceased, in accordance with his will probated in Case No. PR-2021-000556 in the Probate Court of Shelby County, Alabama, the undersigned Gail Sammons, personal representative of said estate (herein referred to as GRANTOR) pursuant to the provisions in said will and in accordance with the power given to her in said will does grant, bargain, sell and convey to Gail Sammons, individually (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:


Parcel 1

Commence at the NE Corner of the NW 1/4 of the NW 1/4 of Section 34, Township 21 South, Range 1 East, Shelby County, Alabama; thence S 05 deg. 05 min. 49 sec. W a distance of 2673.92 feet to the Southerly R.O.W. line of Shelby County Highway 77; thence N 84 deg. 29 min. 37 sec. W and along said R.O.W. line a distance of 375.27 feet; thence N84 deg. 32 min. 27 sec. W and along said R.O.W. line a distance of 208.56 feet to the POINT OF BEGINNING; thence N 84 deg. 31 min. 39 sec. W and along said R.O.W. line distance of 491.27 feet; thence S 04 deg. 54 min. 17 sec. W and leaving said R.O.W. line a distance of 503.10 feet; thence S 16 deg. 48 min. 16 sec. E a distance of 255.05 feet; thence S 81 deg. 54 min. 01 sec. E a distance of 290.61 feet to the approximate centerline of Little Beeswax Creek; thence N 80 deg. 56 min. 42 sec. E and along said centerline of creek a distance of 69.72 feet; thence N 07 deg. 57 min. 03 sec. E and leaving said centerline of creek a distance of 735.61 feet to the POINT OF BEGINNING. Said Parcel containing 7.80 acres, more or less.

Bobby Joe Talton was the surviving grantee in the deed recorded in Deed Book 301, page 21, in the Probate Office of Shelby County, Alabama, the other grantee, Gail Miles Talton having predeceased him while married to him.


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

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal this 1
day of November, 2022.


Gail Sammons as personal representative

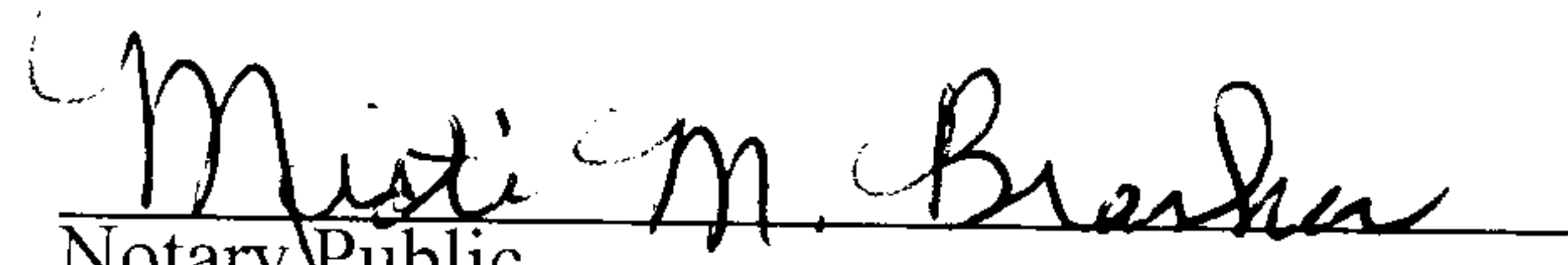
[notary acknowledgment on following page]

STATE OF ALABAMA
COUNTY OF SHELBY


20221102000410250 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/02/2022 08:37:55 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gail Sammons, whose name as personal representative of the estate of Bobby Joe Talton, 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 1 day of November, 2022.


Notary Public

My commission expires 4/15/2026



Real Estate Sales Validation Form

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

Grantor's Name Estate of Bobby Joe Talton
Mailing Address 31920 Hwy 31
Calera, AL 35040

Grantee's Name Gail Sammons
Mailing Address 31920 Hwy 31
Calera, AL 35040

Property Address Hwy 28
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 88,218
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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other assessor's current market value |
| <input type="checkbox"/> 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 _____

Print Gail Sammons

Unattested

(verified by)

Sign Gail Sammons

(Grantor/Grantee/Owner/Agent) circle one