

This instrument was prepared without benefit of title evidence by:

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


20221102000410260 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
11/02/2022 08:37:56 AM FILED/CERT

STATUTORY WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Five Thousand and no/100 Dollars (\$5,000.00) in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, to the estate of Bobby Joe Talton, deceased, Case No. PR-2021-000556 in the Probate Court of Shelby County, Alabama, the undersigned Gail Sammons, unmarried, individually and as personal representative of said estate (herein referred to as GRANTOR) in accordance with the power given to her in said will does grant, bargain, sell and convey to James Roy Hogg and Charity R. Hogg for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion (herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 2

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 N 84 deg. 32 min. 27 sec. W and along said R.O.W. line a distance of 208.56 feet; 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 260.00 feet to the POINT OF BEGINNING; thence continue S 04 deg. 54 min. 17 sec. W a distance of 66.00 feet; thence N 84 deg. 32 min. 43 sec. W a distance of 210.00 feet to the Easterly R.O.W. line of Shelby County Highway 77; thence N 04 deg. 54 min. 17 sec. E and along said R.O.W. line a distance of 66.00 feet; thence S 84 deg. 32 min. 43 sec. E and leaving said R.O. W. line a distance of 210.00 feet to the POINT OF BEGINNING. Said Parcel containing 0.32 acres, more or less.

Parcel 3

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 N 84 deg. 32 min. 27 sec. W and along said R.O.W. line a distance of 208.56 feet; thence N 84 deg. 31 min. 39 sec. W and along said

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State of Alabama
Deed Tax: \$5.00

R.O.W. line a 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 to the POINT OF BEGINNING; thence S 16 deg. 48 min. 16 sec. E a distance of 255.05 feet; thence N 81 deg. 54 min. 01 sec. W a distance of 306.99 feet to the Easterly R.O.W. line of Shelby County Highway 77; thence N 05 deg. 13 min. 06 sec. E and along said R.O.W. line a distance of 143.79 feet; thence N 75 deg. 06 min. 51 sec. E and leaving said R.O.W. line a distance of 224.66 feet to the POINT OF BEGINNING. Said Parcel containing 1.16 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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

Gail Sammons
Gail Sammons, individually and 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 Gail Sammons, whose name individually and 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 individually and 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.

Misti M. Brasher
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 see deed
Mailing Address 31920 Hwy 31
Calera, AL 35040

Grantee's Name see deed
Mailing Address 2510 Hwy 77
Columbiana, AL 35051

Property Address Hwy77
Columbiana, AL 35051

Date of Sale
Total Purchase Price \$ 5,000.00
or
Actual Value \$
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
X Sales Contract Other
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