

Real Estate Sales Validation Form

20221109000418440 1/2 \$47.00
Shelby Cnty Judge of Probate, AL
11/09/2022 11:11:08 AM FILED/CERT

Grantor's Address: P.O. Box 460, Alexander City, AL 35011
Grantee's Address: P.O. Box 460, Alexander City, AL 35011 (Tax Notice)
Property Address: 3 acres +/- County Road 45, Vandiver, AL 35147
Assessed Value: \$21,000.00

The Grantor herein, by his signature to this deed, certifies that the above information is true and correct

THE STATE OF ALABAMA } STATUTORY WARRANTY DEED
COUNTY OF SHELBY }

Pursuant to the Last Will and Testament of Glynn E. Brown as filed in the Probate Office of Tallapoosa County, Alabama on November 10, 2014, and being recorded on Probate Document Number 2014-0175, the said Estate, by and through Glynn Daniel Brown, Sr., as Executor under the Last Will and Testament, (hereinafter referred to as "Grantor"), does hereby convey unto Glynn Daniel Brown, Sr., Victoria S. Dobbs and Virginia E. Hoff, (hereinafter referred to as "Grantees"), all of its right, title and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the S.W. ¼ of the N.W. ¼ of Section 14, Township 18 South, Range 1 East, thence run westerly and along the south line for a distance of 852.0 feet, more or less, to the southwest corner of a Four Acre Tract owned by Thomas L. Wills and wife, Paula I. Wills, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 301 at page 63, thence run N 2°30'E and along the west line of said Four Acre Tract for a distance of 420.53 feet, thence turn 90° 00' to the left and run N 87° 30' W for a distance of 210.0 feet, thence turn 103° 12' 40" to the right and run N 15°42'40" E for a distance of 812.15 feet to the point on the southwesterly margin of Shelby County Highway No. 45, thence turn 78°24' 57" to the left and run N 62° 42'17" W and along said right of way for a distance of 40.0 feet to the point of beginning, thence continue along same line for a distance of 97.36 feet to a point on the southerly right of way or margin of Shelby County Highway No. 43, thence turn 31° 17' to the left and run S 86 °00'43" W for a distance of 145.45 feet, thence turn 84°32' to the left and run S 1°28'43" W for a distance of 353.89 feet, thence turn 90°22' to the right and run N 88°09'17" W for a distance of 46.79 feet, thence turn 76°26' to the left and run S 15°24'43" W for a distance of 368.11 feet, thence turn 89°42'03" to the left and run S 74°17'20" E for a distance of 188.81 feet, thence turn 90°00' to the left and run N 15°42'40" E for a distance of 751.82 feet to the point of beginning.

Prior Deed Reference: Book 353, Page 222, as recorded in the Office of the Judge of Probate of Shelby County, Alabama on February 9, 1984.

NO TITLE SEARCH PERFORMED AND NONE REQUESTED.

The preparer of this documents acted as a scrivener only and makes no representations as to the Chain of Title or the accuracy of the legal description.

It hereby grants the aforesaid premises to said grantees, their heirs and assigns, to their use and behoof, forever. It covenants with the said grantees, their heirs and assigns that it is lawfully seized in fee simple of the aforegranted premises, that the same are free and clear of all liens and encumbrances; that it has a good right to sell and convey the same to the said Grantees, their heirs and assigns, and Grantor will defend the title thereto forever, against the lawful claims and demands of all persons claiming by, through, or under Grantor, but none other.

Dated this the 9th day of September, 2022.



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The Estate of Glynn E. Brown

By: Glynn Daniel Brown, Sr.
Glynn Daniel Brown, Sr.
Its Executor/Personal Representative

THE STATE OF ALABAMA)
COUNTY OF TALLAPOOSA)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Glynn Daniel Brown, Sr. whose named as Executor/Personal Representative of the Estate of Glynn E. Brown, deceased, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he, with full power and authority, executed the same voluntarily on the day the same bears date as and for the said Estate.

Heather A Baker
Notary Public
My Commission Expires: 2-27-2025

This Instrument was prepared by:
G. Daniel Brown
Attorney At Law
P.O. Box 460
Alexander City, Alabama 35011