



20230105000004160 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/05/2023 10:14:29 AM FILED/CERT

This instrument prepared without
benefit of title evidence by:

Grantee's address:
23 Fox Hound Trail
Pelham, AL 35124

Joshua D. Arnold
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 SUSAN DENISE CLEVELAND deceased, in accordance with her will probated in Case No. PR-2021-000402 in the Probate Court of Shelby County, Alabama, the undersigned, DAVID L. CLEVELAND, personal representative of said estate (herein referred to as GRANTOR, whether one or more) pursuant to the power given to him in said will does grant, bargain, sell and convey unto DAVID L. CLEVELAND (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

A tract or parcel of land in Shelby County, Alabama and lying and being in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 9, Township 19 South, Range 2 East, and being more particularly described as follows:

Commence at the Southwest corner of the NW 1/4 of the SE 1/4 of the above mentioned Section 9 and proceed in an Easterly direction along the South boundary of the NW 1/4 of the SE 1/4 for a distance of 321.3 feet to a point on a fence; thence North 01 deg. 00 min. West along said fence for a distance of 731.9 feet to the point of beginning; thence North 65 deg. 16 min. West for a distance of 748.6 feet to a point; thence run North 4 deg. 6 min. East a distance of 286.00 feet to a point; thence run South 65 deg. 16 min. East a distance of 650 feet, more or less, to a point on the aforementioned fence line; thence run South along said fence line a distance of 286.00 feet to the point of beginning.

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

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



DAVID L. CLEVELAND as personal representative



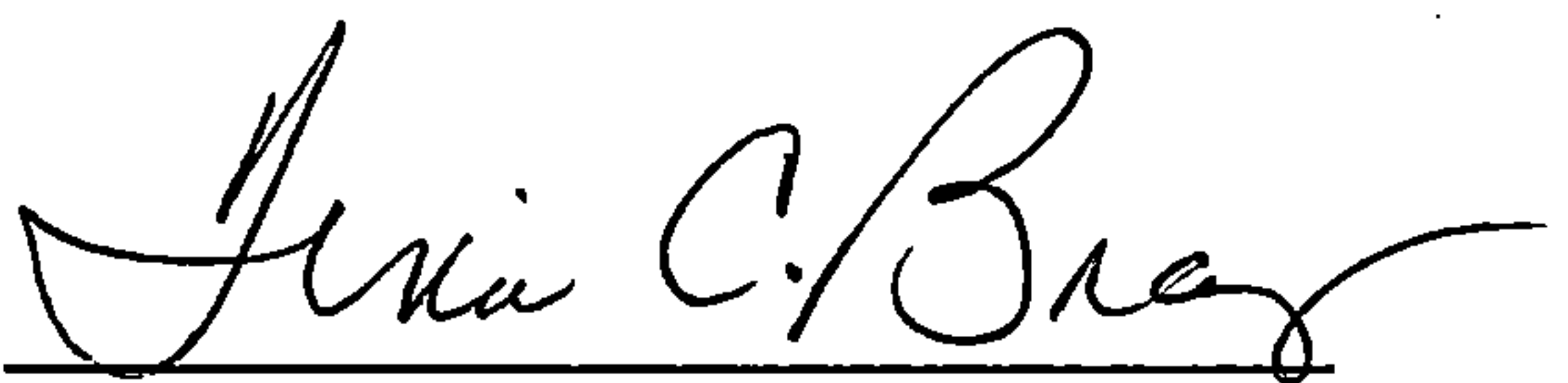
20230105000004160 2/3 \$29.00
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STATE OF ALABAMA)
SHELBY COUNTY)

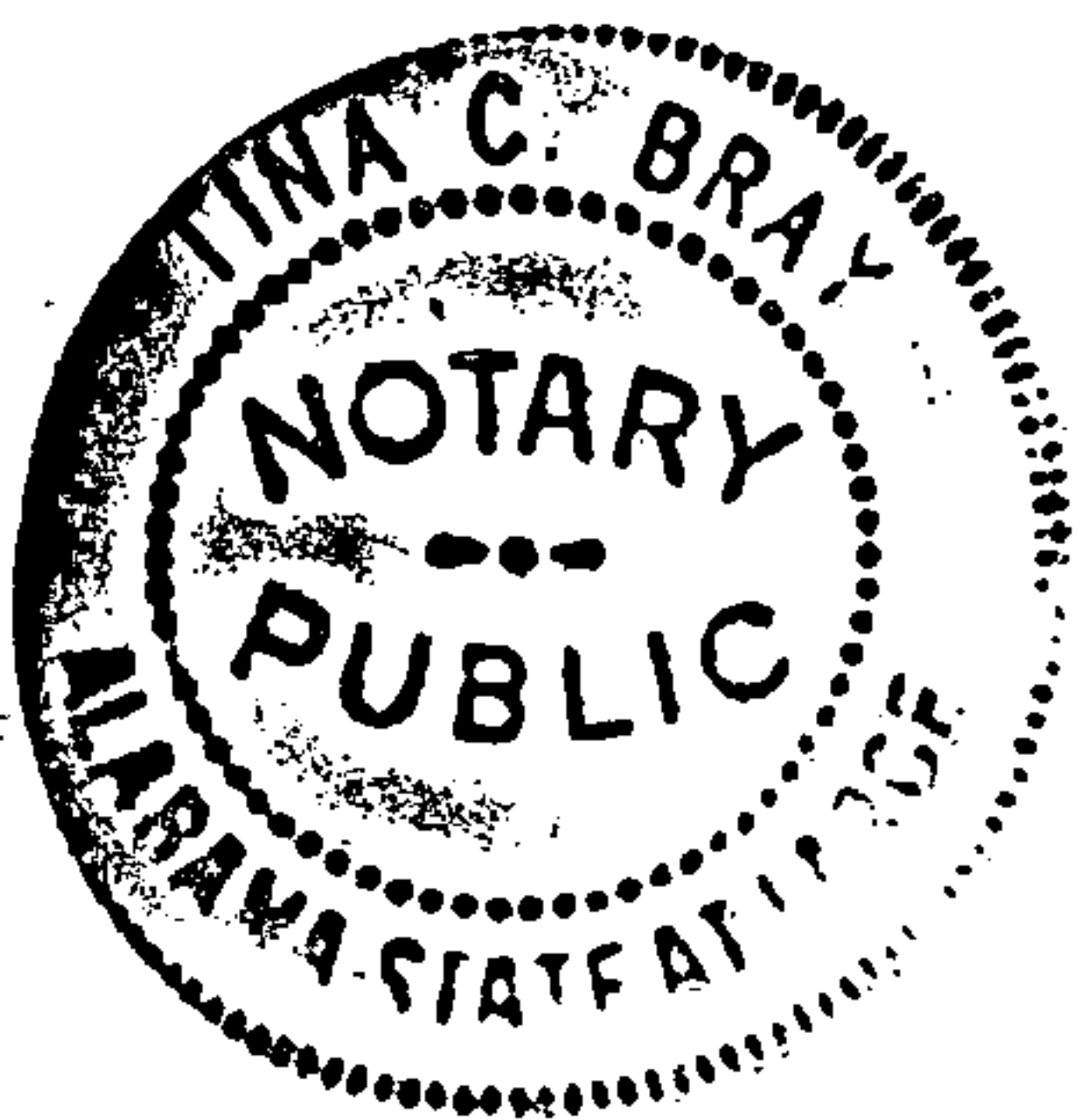
ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID L. CLEVELAND, whose name as personal representative of the estate of SUSAN DENISE CLEVELAND, 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 the 15th day of November, 2022.



Notary Public



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 Susan Denise Cleveland
Mailing Address 180 Twin Oaks Lane
Vincent, AL 35178

Grantee's Name David L. Cleveland
Mailing Address 23 Fox Hound Trail
Pelham, AL 35124

Property Address 180 Twin Oaks Lane
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 45,650.00



20230105000004160 3/3 \$29.00
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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 Estate of Susan Denise Cleveland
☐ 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 11/01/2022

Print JOSHUA D. ARNOLD

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)