



20230413000104390 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
04/13/2023 01:21:06 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 Judy Kendrick Bailey, deceased, in accordance with her will probated in Case No. PR-2022-000475 in the Probate Court of Shelby County, Alabama, the undersigned Larry Elbert Cain, 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 him in said will does grant, bargain, sell and convey to Vann Eric Bailey for his lifetime, and at his death to Shane Eric Bailey for his lifetime, and at his death, to Juba Land, LLC (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

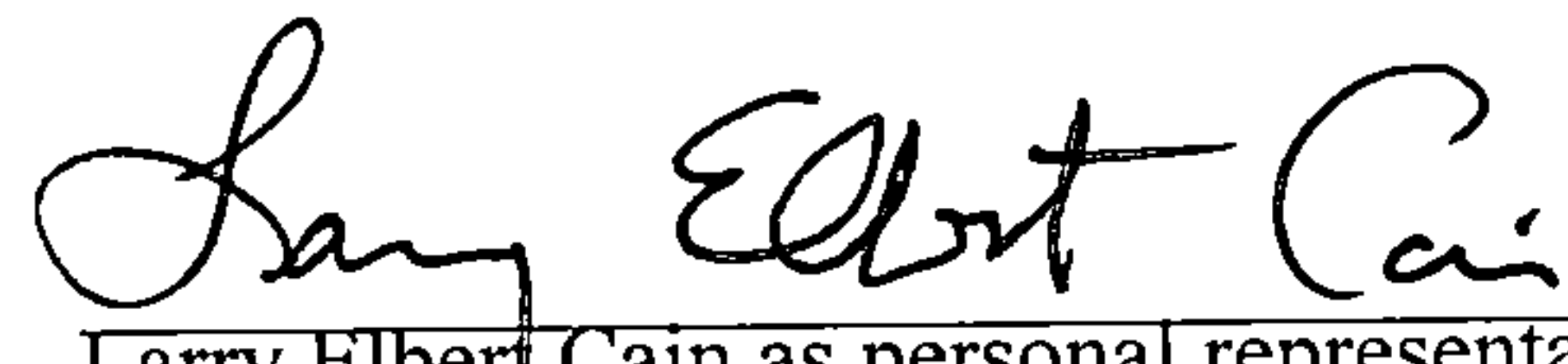
A parcel of land located in the SW ¼ of the SW ¼ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows: Commence at the Northwest corner of the C. S. Kendrick 120 acre tract, said corner being on the south boundary of County Road No. 39; thence run North 56 degrees East along said road boundary 137.8 feet; thence continue along said road boundary North 62 degrees 40 minutes East 125 feet to the point of beginning; thence continue along last described course 125 feet; thence run South 28 degrees 30 minutes East 125 feet; thence run South 62 degrees 40 minutes West 125 feet; thence run North 28 degrees 30 minutes West 125 feet to the point of beginning. Subject to driveway easement for access to adjacent property.

Judy Kendrick Bailey, aka Judy Bailey, was the surviving grantee named in the deed recorded in Deed Book 233, page 307, in the Probate Office of Shelby County, Alabama, the other grantee, Jimmy W. Bailey, having died February 9, 2022, while married to Judy Kendrick Bailey.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal this 13<sup>th</sup> day of

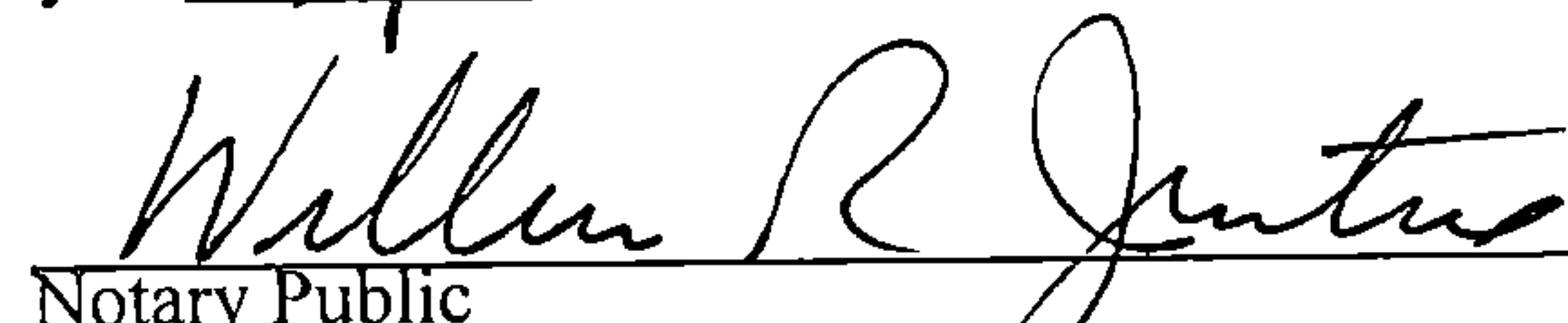
April, 2023.

  
Larry Elbert Cain as personal representative

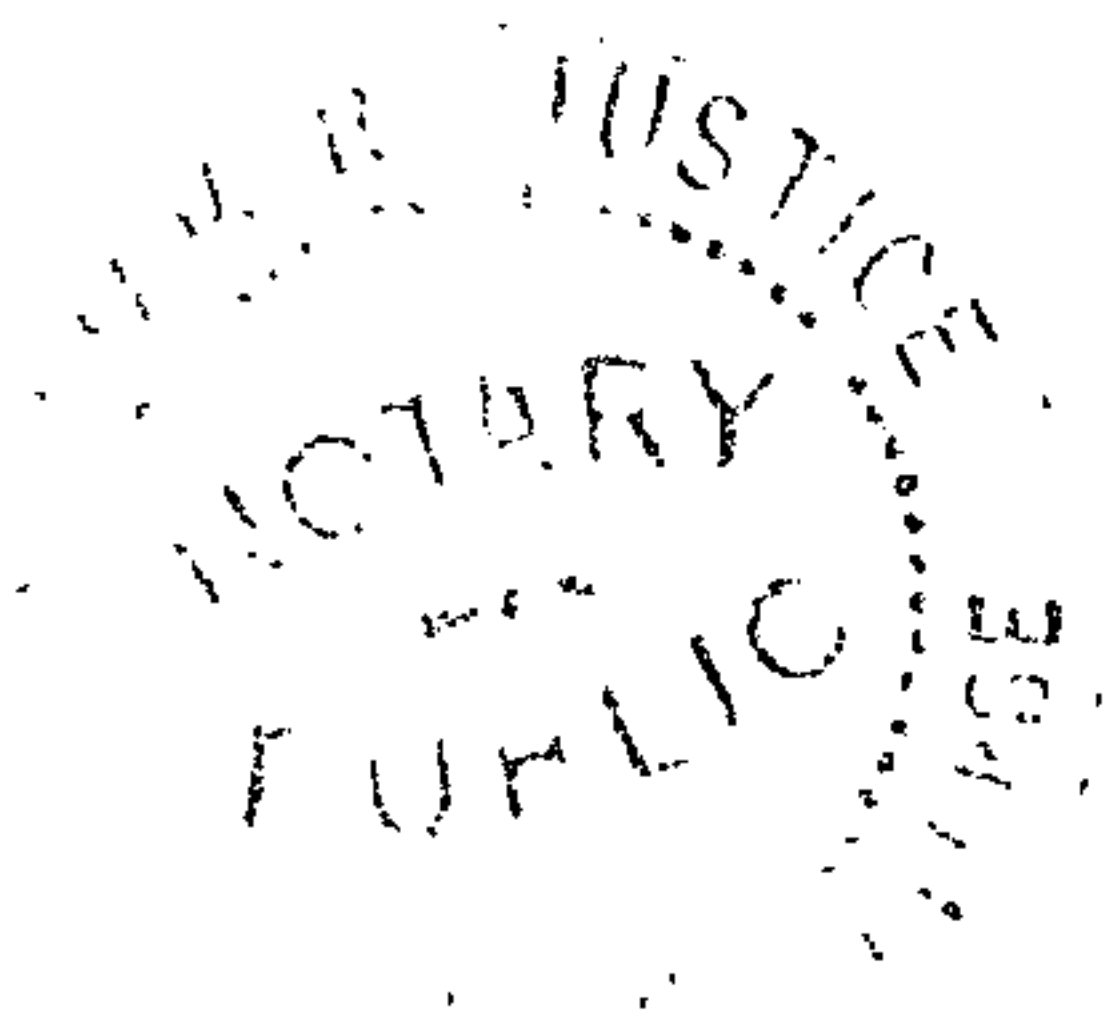
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Elbert Cain, whose name as personal representative of the estate of Judy Kendrick Bailey, 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 13<sup>th</sup> day of April, 2023.

  
Notary Public

My commission expires 9/12/23



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

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Grantor's Name Estate of Judy Kendrick Bailey  
Mailing Address 4227 Hwy 39  
Chelsea, AL 35043

Grantee's Name see deed  
Mailing Address 4227 Hwy 39  
Chelsea, AL 35043

Property Address Hwy 39  
Chelsea, AL 35043

Date of Sale 4/13/23  
Total Purchase Price \$

or  
Actual Value \$ 50,456.67

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 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 4/13/23

Print Larry Elbert Cain, personal representative

☐ Unattested  
(verified by)

Sign Larry Elbert Cain  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1