



20230501000127060 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
05/01/2023 11:22:21 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **RICHARD G. POPE**, as **Personal Representative under the Last Will and Testament of CONSTANCE LARKIN POPE, deceased, as filed for ancillary probate in Shelby County, Alabama, Case No. PR-2023-000171** (hereinafter called the "Grantor"), for and in consideration of the sum of **TEN AND NO/100THS DOLLARS (\$10.00)** in cash and other good and valuable consideration, in hand paid to the Grantor by **RICHARD GLENN POPE**, as **Trustee of THE CONSTANCE LARKIN POPE TRUST AGREEMENT dated November 6, 1998, and as restated on February 29, 2012, and as amended on May 19, 2016** (hereinafter called the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, and pursuant to the said Last Will and Testament of Constance Larkin Pope, has this day bargained and sold and by these presents does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee, in fee simple, all that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

Lot 213, according to the Survey of Forest Parks, 2nd Sector, as recorded in Map Book 22, Page 71, in the Probate Office of Shelby County, Alabama.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. All restrictions, reservations, conditions and easements of record.
2. Any minerals or mineral rights leased, granted or retained by prior owners.
3. All taxes and assessments for the year 2023 and thereafter.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The above described property is not homestead property.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to the successors and assigns of the Grantee, forever.

AND THE SAID GRANTOR does for Grantor and for Grantor's successors and assigns, covenant with the said Grantee and Grantee's successors and assigns, that Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that Grantor has a good right to sell and convey said property; that said property is free from all liens and encumbrances, **EXCEPT FOR TAXES HEREAFTER FALLING DUE AND AS SET OUT ABOVE**; and that Grantor and Grantor's successors and assigns, shall **WARRANT AND WILL FOREVER DEFEND** the same unto the Grantee, and to the successors and assigns of Grantee, against the lawful claims of all persons.



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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this the 14th day of April, 2023.

GRANTOR:

(SEAL)

**RICHARD G. POPE, as Personal Representative
under the Last Will and Testament of
CONSTANCE LARKIN POPE, deceased,
as filed for ancillary probate in Shelby County,
Alabama, Case No. PR-2023-000171**

STATE OF Alabama)

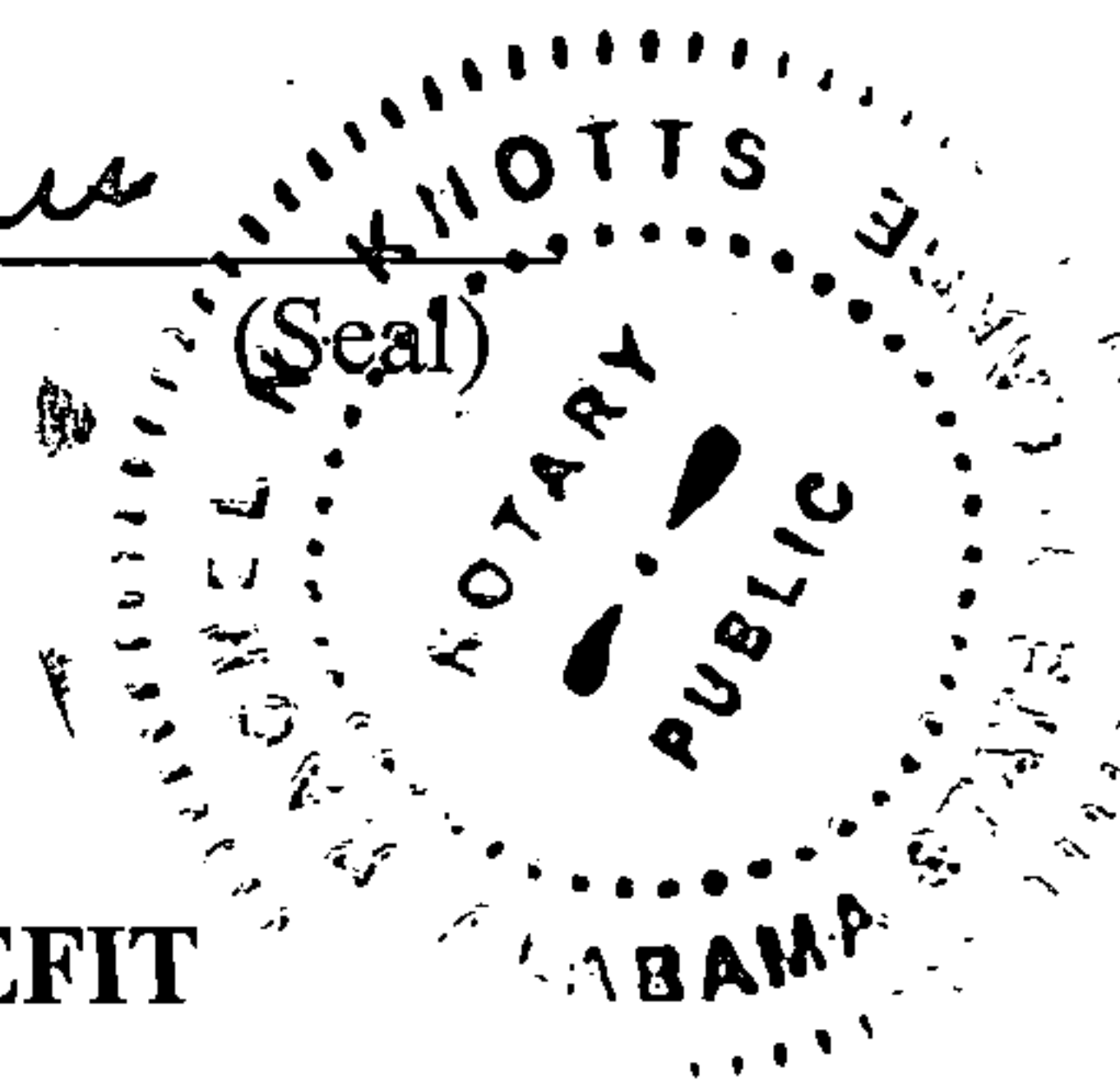
COUNTY OF Baldwin)

I, Richard N. Krotts, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **RICHARD G. POPE, as Personal Representative under the Last Will and Testament of CONSTANCE LARKIN POPE, deceased, as filed for ancillary probate in Shelby County, Alabama, Case No. PR-2023-000171**, 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 said conveyance, he, as such Personal Representative and with full authority, has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 14th day of April, 2023.

My Commission Expires: 1-11-2025

Richard N. Krotts
Notary Public



**[THIS WARRANTY DEED WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE SEARCH OR A SURVEY.]**

THIS INSTRUMENT PREPARED BY:

C. Andrew Harrell, Jr., Esq.
Olmstead, Harrell & Garner, LLC
P.O. Box 4850
Gulf Shores, AL 36547
Phone: 251-943-4000



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REAL ESTATE SALES VALIDATION FORM

The following information is provided pursuant to § 40-22-1 *Ala. Code* (1975). By executing this document, the Grantor does hereby attest, to the best of Grantor's knowledge and belief that the information in the foregoing document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties set forth in § 40-22-1(h) *Ala. Code* (1975).

**Grantor(s)' Name(s) and
Mailing Address(es):**

RICHARD G. POPE,
as Personal Representative under the
Last Will and Testament of
CONSTANCE LARKIN POPE, deceased,
as filed for ancillary probate in
Shelby County, Alabama,
Case No. PR-2023-000171
P.O. Box 629
Gulf Shores, AL 36547

**Grantee(s)' Name(s) and
Mailing Addresses:**

RICHARD GLENN POPE, as Trustee of
THE CONSTANCE LARKIN POPE TRUST
AGREEMENT dated November 6, 1998,
and as restated on February 29, 2012,
and as amended on May 19, 2016
P.O. Box 629
Gulf Shores, AL 36547

Property Address:

Date of Sale: 4/14/2023

238 Woodbury Drive
Sterrett, AL 35147
(Parcel #09 5 21 0 000 001.023)

Total Purchase Price: _____
or
Actual Value: _____
or
Assessor's Market Value: \$262,700.00

The purchase price or actual cash value claimed herein can be verified in the following documentary evidence:

_____ Bill of Sale
_____ Sales Contract
_____ Closing Statement

_____ Appraisal

XX Other: No deed tax due- conveyed
pursuant to Last Will and Testament of
Constance Larkin Pope

Date 4.27.2023

Print C. Andrew Howell, Jr., Esq.

_____ Unattested _____
(verified by)

Sign C. Andrew Howell, Jr.
(Grantor/Grantee/Owner/Agent) circle one