



20230515000144190 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
05/15/2023 02:29:34 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 Effie Louise Ford, deceased, in accordance with her will probated in Case No. PR-2021-000037 in the Probate Court of Shelby County, Alabama, the undersigned Elizabeth Jane Sims, 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 her in said will does grant, bargain, sell and convey to Elizabeth Jane Sims, individually (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

From the southwest corner of the Northeast quarter of the southeast quarter of Section 3, Township 19 South, Range 2 East, run South a distance of 121.27 feet; thence left 136 degrees 08 minutes a distance of 166.74 feet to the point of beginning; thence continue along the same course a distance of 210.0 feet; thence right 90 degrees 00 minutes a distance of 210.67 feet; thence right 89 degrees 39 minutes a distance of 210.00 feet; thence right 90 degrees 21 minutes a distance of 211.34 feet to the point of beginning, situated in Shelby county, Alabama, according to survey of Evander E. Peavey dated August 14, 1982.

AND ALSO, an easement for ingress and egress which is 40 feet in width extending from Alabama No. 25 in a southerly direction along the northwesterly boundary of said hereinabove described property.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal this 17th day of April, 2023.

Elizabeth Jane Sims
Elizabeth Jane Sims as personal representative

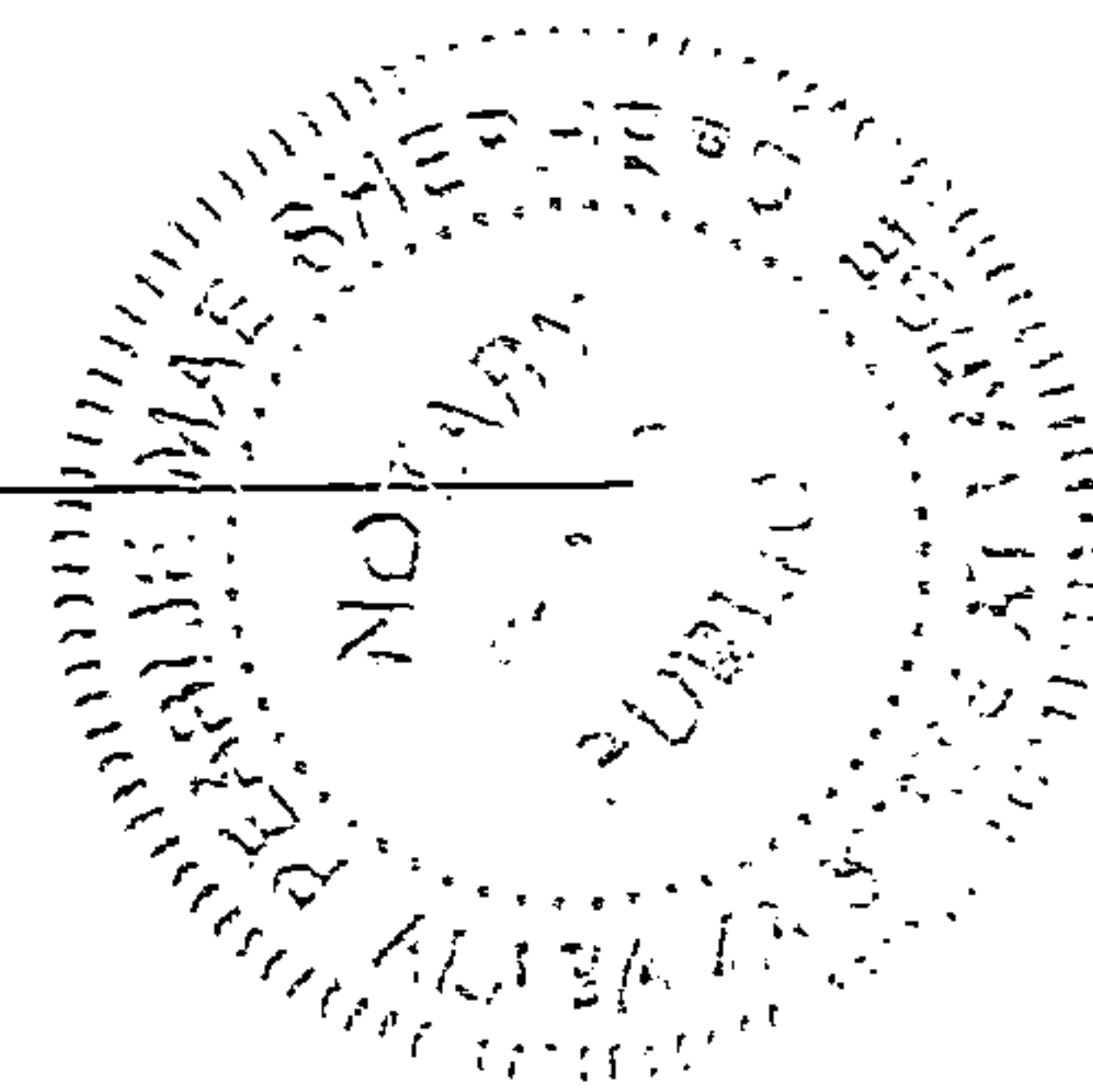
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Jane Sims, whose name as personal representative of the estate of Effie Louise Ford, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, 2023.

Paul
Notary Public

My commission expires



**MY COMMISSION EXPIRES:
JANUARY 28, 2025**

Real Estate Sales Validation Form

20230515000144190 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
05/15/2023 02:29:34 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Effie Louise Ford
Mailing Address 99 Miller Drive
Vincent, AL 35178

Grantee's Name Elizabeth Jane Sims
Mailing Address 99 Miller Drive
Vincent, AL 35178

Property Address 45 Miller Drive
Vincent, AL 35178

Date of Sale
Total Purchase Price \$
or
Actual Value \$22,950.00
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
Sales Contract
Closing Statement
Appraisal
X Other assessor's current market value

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 4/17/23

Print Elizabeth Jane Sims

Unattested (verified by)

Sign Elizabeth Jane Sims (Grantor/Grantee/Owner/Agent) circle one