



20230530000160770 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/30/2023 01:27:14 PM FILED/CERT

This Instrument was Prepared by:
Matthew LeDuke
Lowe Mobley Lowe & LeDuke
1210 21st Street, Haleyville, AL 35565
109 1st Avenue SW, Hamilton, AL 35570

Send Tax Notice To: Jessie Charles Payne
285 Erwin Woods
Greensboro, AL 36744

WARRANTY DEED

State of Alabama

County of **Shelby**

} Know All Men by These Presents:

That in consideration of the sum of **Ten Dollars (\$10.00)**, the amount of which can be verified in the Agreement/Sales Contract between the parties hereto, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Jessie Charles Payne, as Personal Representative of the Estate of Willie Earl Payne, deceased; Jessie Charles Payne, a single person, individually; Jessie Charles Payne, as heir of Willie Earl Payne, deceased**, whose mailing address is (herein referred to as Grantor), do grant, bargain, sell and convey unto **Jessie Charles Payne**, whose mailing address is **285 Erwin Woods, Greensboro, AL 36744** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama; to wit;

Commence at the SE corner of the NE ¼ of the NE ¼ of Fractional Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence North 30 deg. 40' West a distance of 256.99' to a point, thence turn 85 deg. 03' 15" right and run 99.59' to a point, thence turn 45 deg. 12' 02" right and run 265.49' to a point, thence turn 35 deg. 42' 53" left and run 222.67' to a point, thence turn 15 deg. 34' 20" right and run 76.41' to the point of beginning of the property, Parcel No. 2 being described, thence turn 14 deg. 23' 31" left and run 187.22' to a point, thence turn 83 deg. 13' 31" left and run 234.50' to a point, thence turn 93 deg. 40' 02" left and run 246.11' to a point, thence turn 99 deg. 25' 29" left and run 243.90' to the point of beginning.

Source of Title: Deed Book 1993 at Page 2091.

Property may be subject to all ad valorem taxes, covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. This deed was prepared from information furnished to the preparer, by the Grantor(s) and no liability is assumed for deficiency in quantity of ground described or the conversion of a deed description, to a survey description. This deed was prepared without the benefit of title examination and without the benefit of a survey. The preparer of this deed makes no representation as to the status of title, marketability of title or to matters which would be disclosed by a current survey.

TO HAVE AND TO HOLD to the said Grantee, his heirs, executor, administrators, successors and/or assigns forever.

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And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30 day of May, 2019 23 Jer

Jessie Charles Payne
Jessie Charles Payne,
Personal Representative
of the Estate of Willie Earl Payne, deceased

Jessie Charles Payne
Jessie Charles Payne

Jessie Charles Payne
Jessie Charles Payne,
as heir of Willie Earl Payne, deceased

State of Alabama)

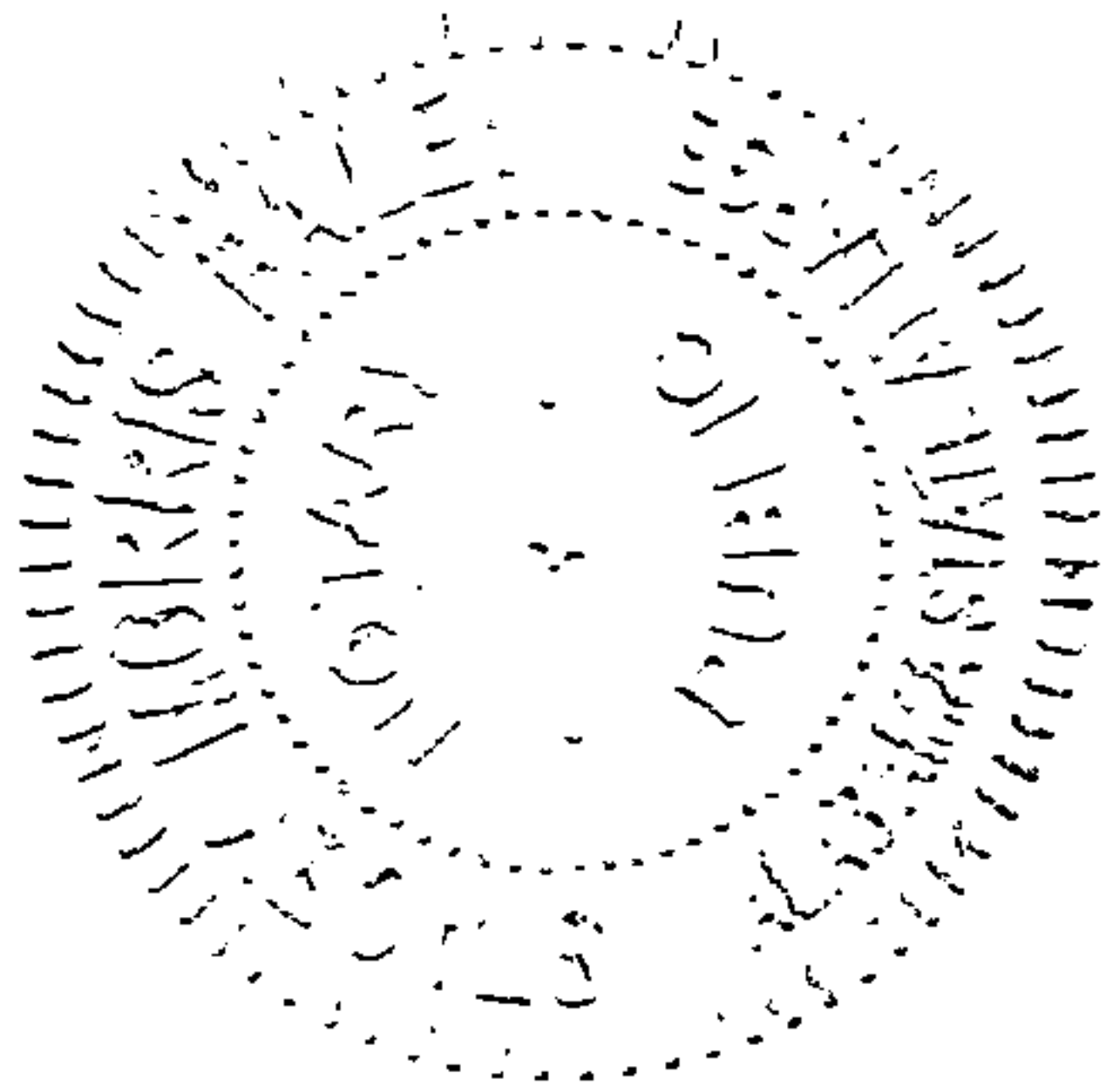
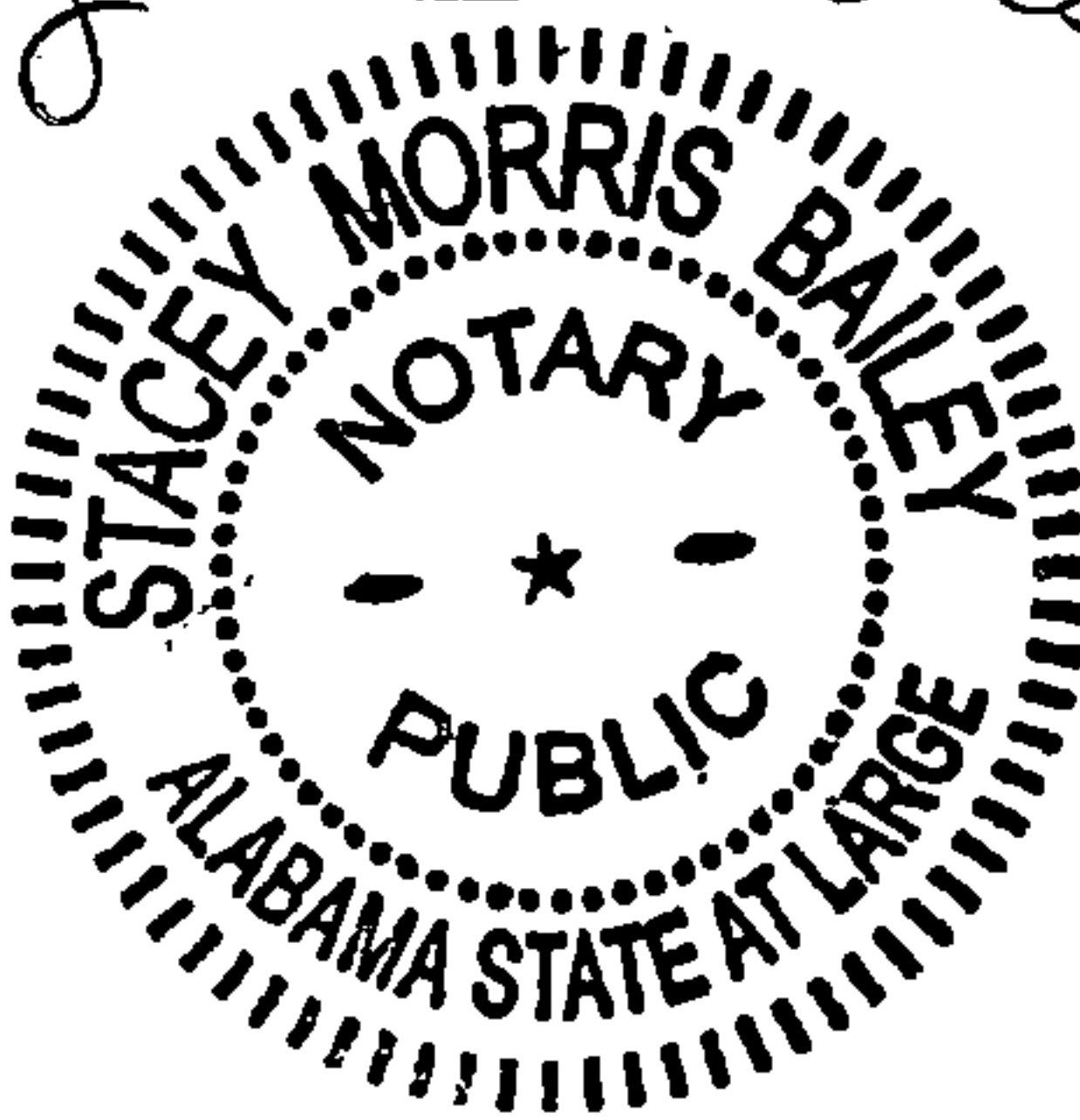
Individual Acknowledgement

County of Shelby)

I, Stacey Morris Bailey, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jessie Charles Payne, Personal Representative of the Estate of Willie Earl Payne, deceased**, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this 30 day of May, 2019 2023

Stacey Morris Bailey
NOTARY PUBLIC
My commission expires: 4/4/27





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State of Alabama)

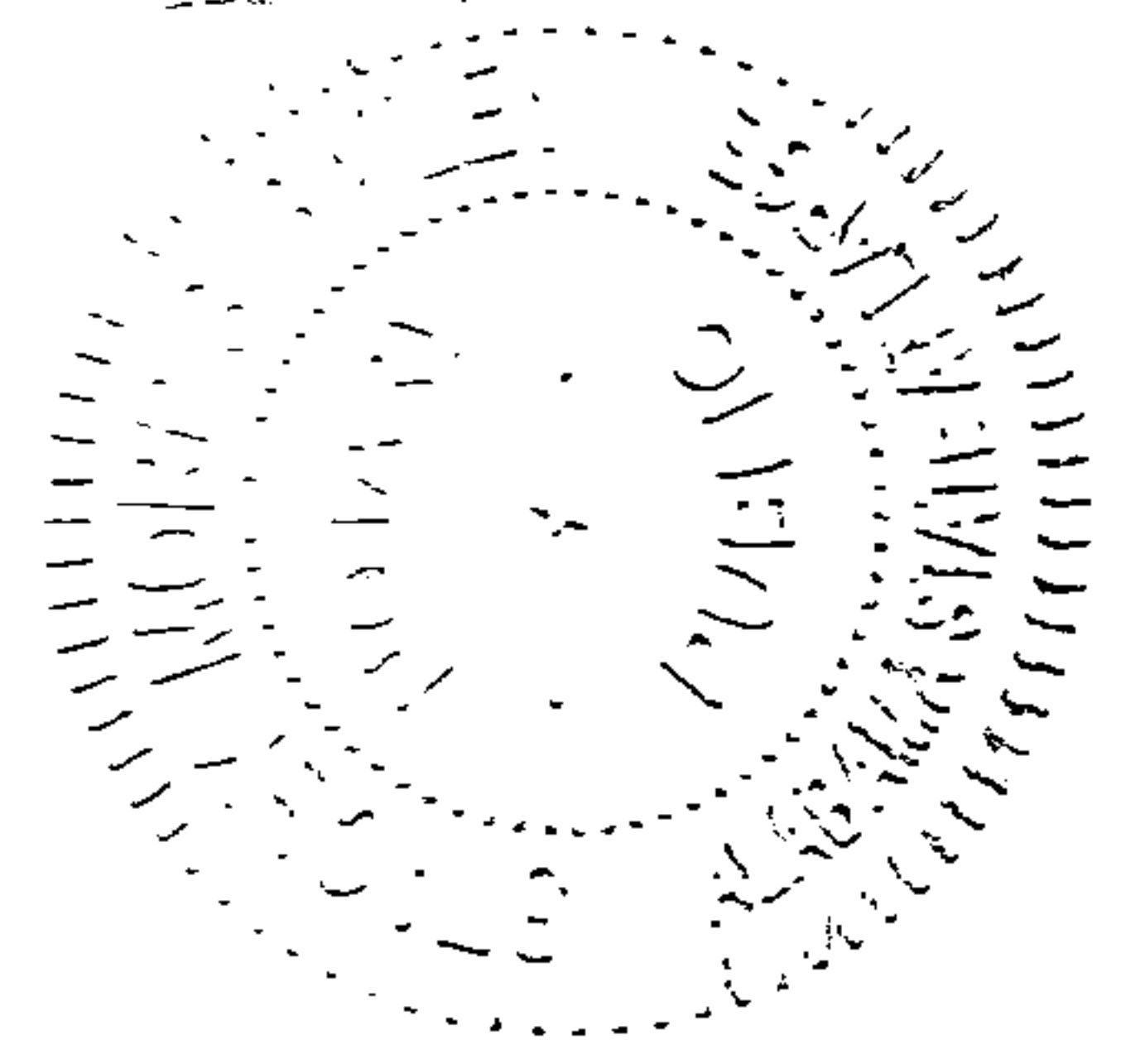
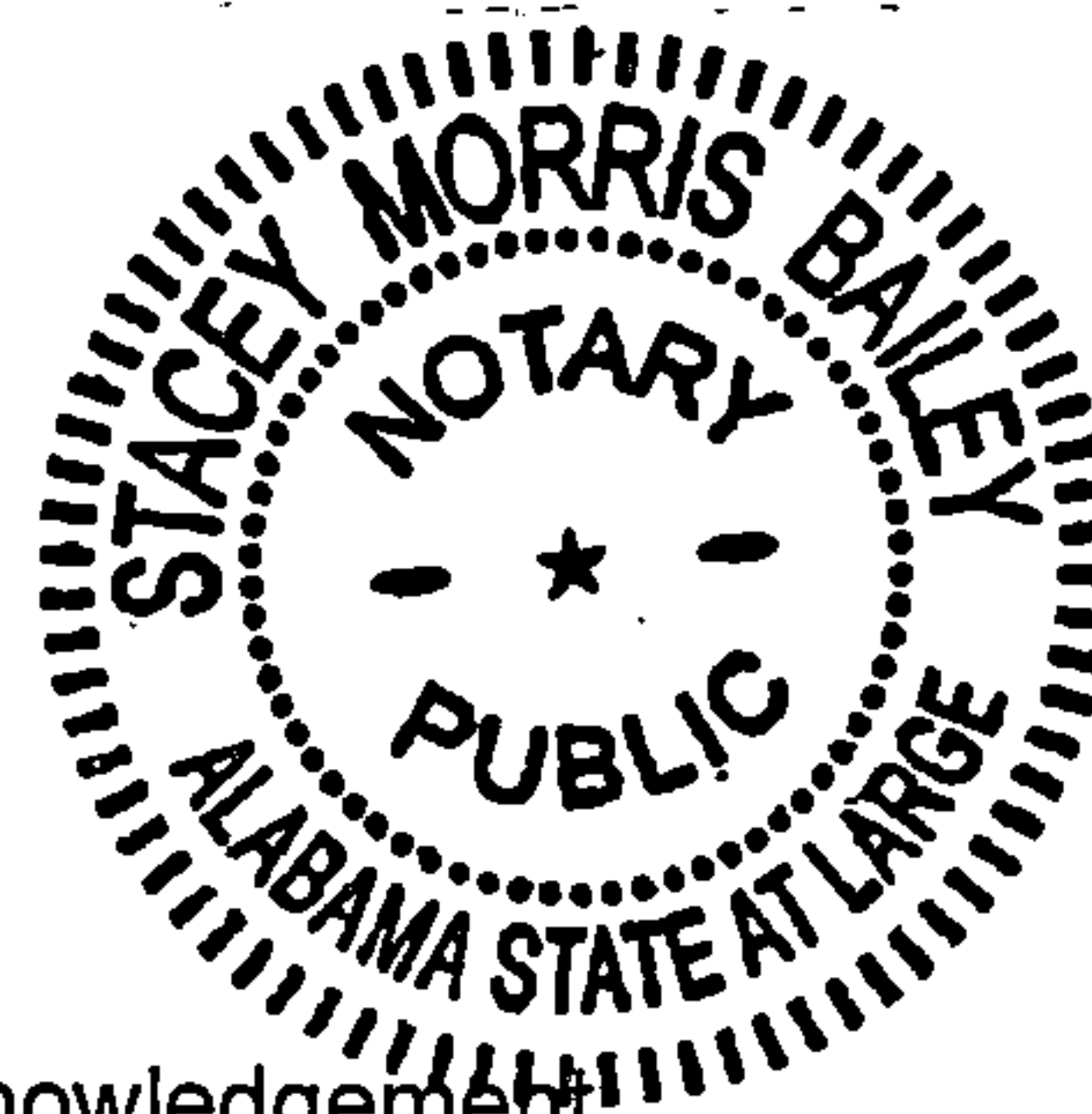
Individual Acknowledgement

County of Shelby)

I, Stacey Morris Bailey the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jessie Payne** whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this 30 day of May, 2019. 2023

Stacey Morris Bailey
NOTARY PUBLIC
My commission expires: 4/4/27



State of Alabama)

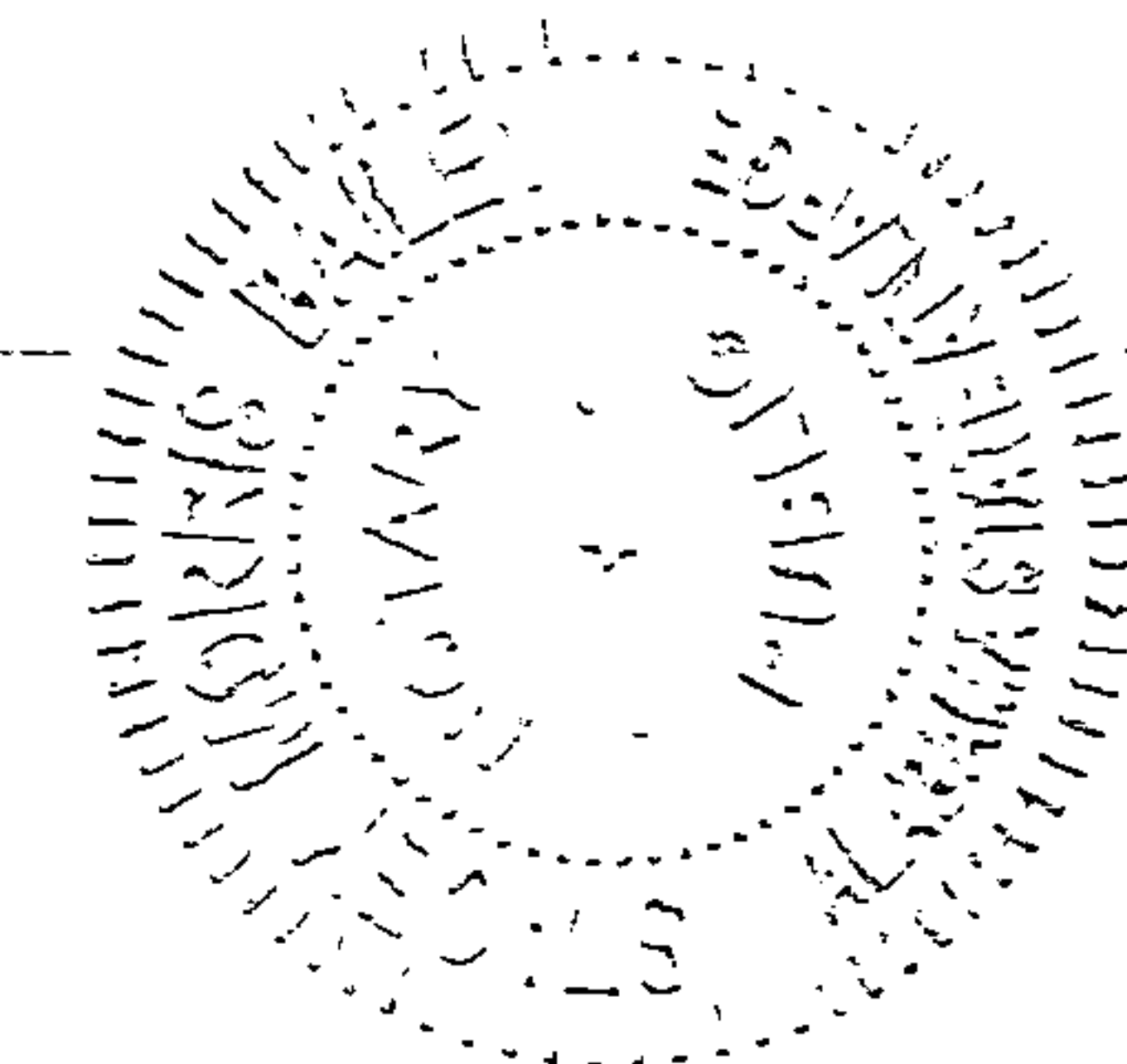
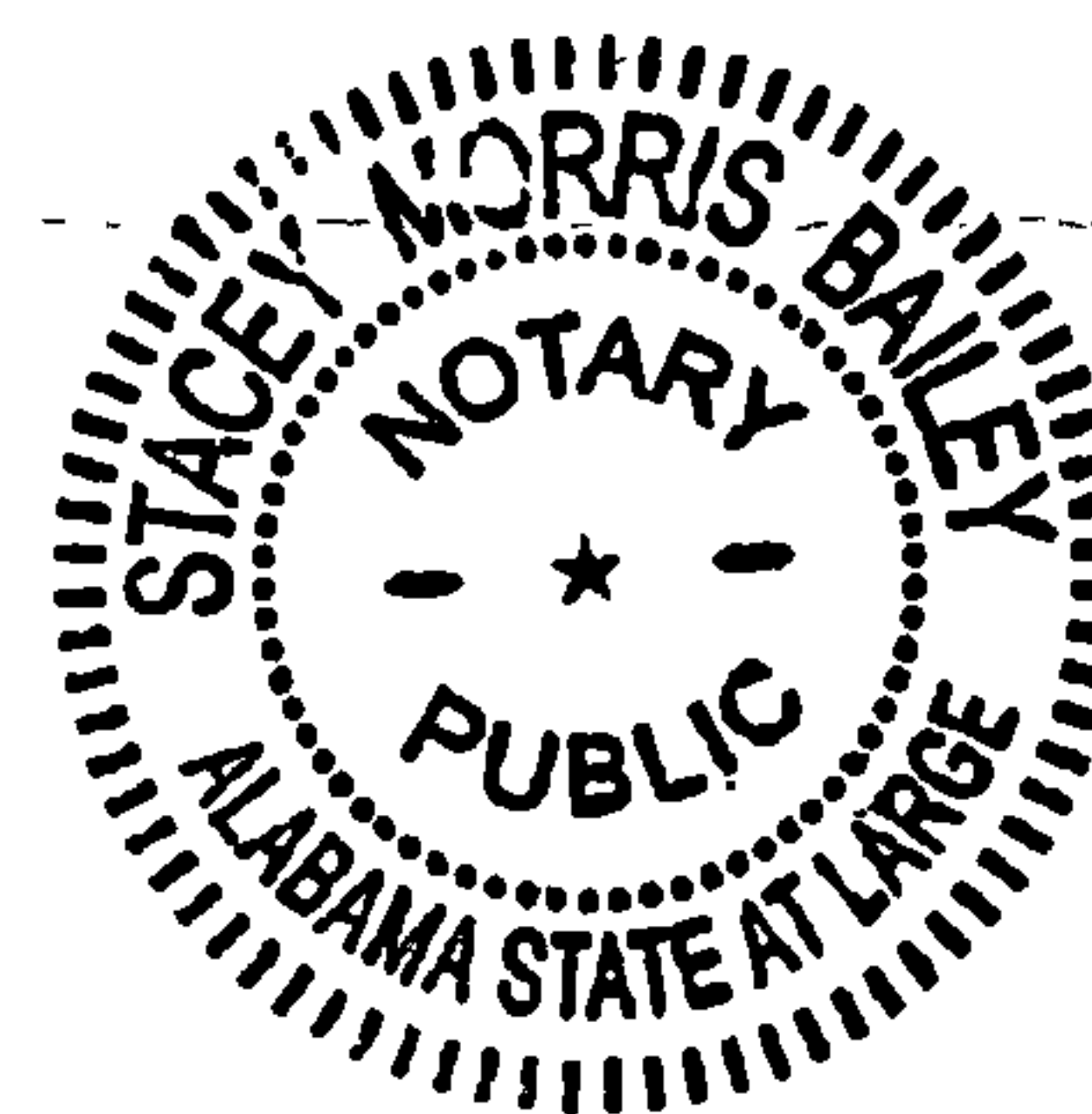
Individual Acknowledgement

County of Shelby)

I, Stacey Morris Bailey the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jessie Charles Payne, as heir of Willie Earl Payne, deceased**, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this 30 day of May, 2019. 2023

Stacey Morris Bailey
NOTARY PUBLIC
My commission expires: 4/4/27



Real Estate Sales Validation Form

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

Grantor's Name: Jessie Charles Payne ,Estate of Willie E. P
Mailing Address: 285 Erwin Woods
Greensboro, AL 36744

Grantee's Name Jessie Charles Payne
Mailing Address: 285 Erwin Woods
Greensboro, AL 36744

Property Address: 65 Jones Lane
Montevallo, AL 35115

Date of Sale: _____
Total Purchase Price: _____
or
Actual Value: _____
or
Assessor's Market Value: 30140.00

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
☐ Other

Per Will

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to the 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: _____
Unattested

(Verified By)

Date: _____
Unattested

(Verified By)

Sign Jessie Charles Payne
Print JESSIE CHARLES PAYNE
(Grantor/Grantee/Owner/Agent) Circle One

Sign _____
Print _____
(Grantor/Grantee/Owner/Agent) Circle One

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