

20230601000163400 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
06/01/2023 09:21:40 AM 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 Tommie Ann Edwards, deceased, in accordance with her will probated in Case No. PR-2022-001072 in the Probate Court of Shelby County, Alabama, the undersigned Davy Franklin Edwards, 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 Davy Franklin Edwards, individually (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lots 2 and 3, Paul Edwards Addition to Wilsonville, as shown on map recorded in Map Book 44, page 142, in the Probate Records of Shelby County, Alabama.

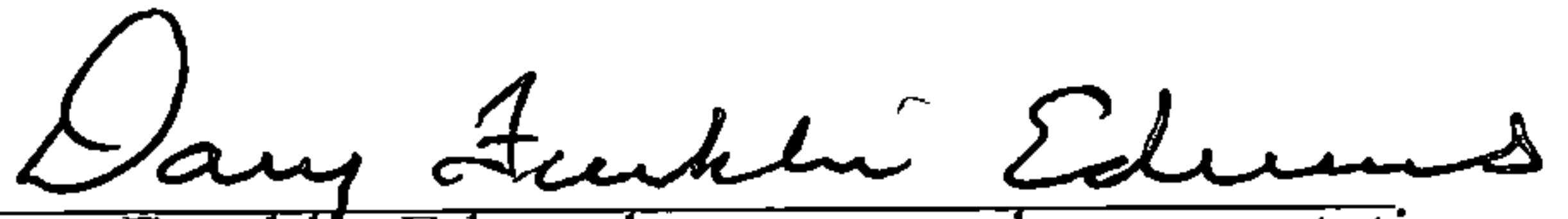
Subject to restrictions and easements shown on said plat.

Tommie Ann Edwards was the surviving grantee named in the deed recorded Real Book 106, page 647, in the Probate Office of Shelby County, Alabama, the other grantee, Paul F. Edwards having died on June 22, 2022, while married to Tommie Ann Edwards.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal this 31st day of

May, 2023.


Davy Franklin Edwards 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 Davy Franklin Edwards, whose name as personal representative of the estate of Tommie Ann Edwards, 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 31st day of May, 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 Tommie Ann Edwards
Mailing Address 12421 Hwy 61
Wilsonville, AL 35186
Property Address 30696 Hwy 25
Wilsonville, AL 35186

Grantee's Name Davy Franklin Edwards
Mailing Address 12421 Hwy 61
Wilsonville, AL 35186
Date of Sale 5/31/23
Total Purchase Price \$
or
Actual Value \$73,220.00
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
☒ 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 5/31/23

Print Davy Franklin Edwards, personal representative

Unattested

Sign

Davy Franklin Edwards

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1