

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Nathan Stamps  
142 Calmont Woods Drive  
Montevallo, AL 35115

STATE OF ALABAMA  
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY THOUSAND AND NO/100 (\$80,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Owen Scott Smitherman, as Personal Representative of The Estate of Catherine B. Legg, deceased, Shelby County, Alabama Probate Case No. PR-2023-000028** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Nathan Stamps** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 9, according to the survey of Shaw Villas, Phase 2, as recorded in Map Book 14, Page 115, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Catherine B. Legg was the surviving grantee in that certain joint survivorship deed recorded in Instrument No. 1996-26185 in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee, Bill R. Legg, having died on or about September 25, 2014.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 29th day of June, 2023.

**The Estate of Catherine B. Legg, deceased, Shelby County, Alabama Probate Case No. PR-2023-000028**


X By:   
**Owen Scott Smitherman, Personal Representative**

STATE OF ALABAMA  
SHELBY COUNTY

} SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Owen Scott Smitherman, as Personal Representative of **The Estate of Catherine B. Legg, deceased, Shelby County, Alabama Probate Case No. PR-2023-000028**, who is/are known to me, acknowledged before me this date that, being informed of the conveyance, he/she/they, in his/her/their capacity as such Personal Representative(s), and with full authority, executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29<sup>th</sup> day of June, 2023.

  
Notary Public

My Commission Expires: 7/13/25

**CHRISTOPHER OWENS**  
Notary Public, Alabama State at Large  
My Commission Expires July 13, 2025

**Real Estate Sales Validation Form**

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

File#: E-5443

Grantor's Name The Estate of Catherine B. Legg, deceased,

Shelby County Case No. PR-2023-000028

Mailing Address 119 Gardner Street  
Montevallo, AL 35115

Property Address 119 Gardner Street  
Montevallo, AL 35115

Grantee's Name Nathan Stamps  
Mailing Address 142 Calmont Woods Drive  
Montevallo, AL 35115

Date of Sale June 29, 2023

Total Purchase Price \$80,000.00

Or  
Actual Value \$ \_\_\_\_\_

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:

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 June 29, 2023

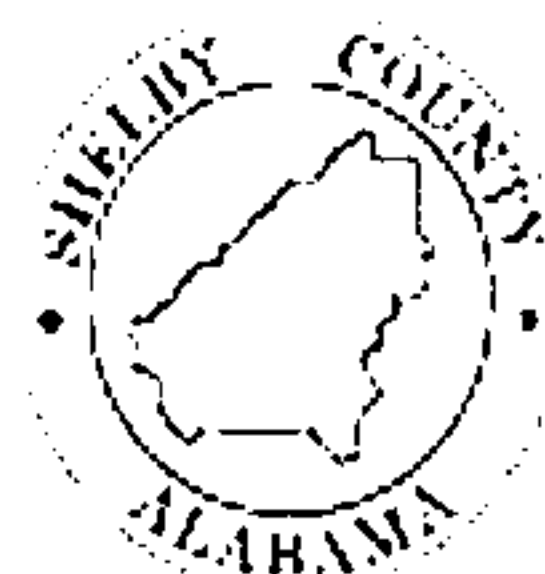
Print: Justin Smitherman

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/29/2023 12:34:28 PM  
\$108.00 BRITTANI  
20230629000194310

*Alvin S. Bayl*