



20230720000217690 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
07/20/2023 02:08:09 PM FILED/CERT

**NO TITLE CHECK MADE IN
PREPARATION OF THIS DEED**

This instrument was prepared by:

Roy J. Brown
Attorney at Law
PO Box 36035
Hoover, AL 35236

SEND TAX NOTICE TO:

Nancy Diana Roberts
17 Hunters Trace
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS that in consideration of one dollar and the Final Settlement in the Estate of Bobby Wayne Aldridge aka Robbie Wayne Aldridge aka B.W. Aldridge, bearing Case Number: PR2022-001086 in the Probate Court of Shelby County, Alabama, (conveyance per will) the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Nancy Diana Roberts aka Nanci Diana Roberts aka Nancy Diana Manning Roberts, Executrix of the Estate of Bobby Wayne Aldridge aka Robbie Wayne Aldridge aka A. W. Aldridge (herein referred to as grantor) do grant, bargain, sell and convey unto Nancy Diana Roberts (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

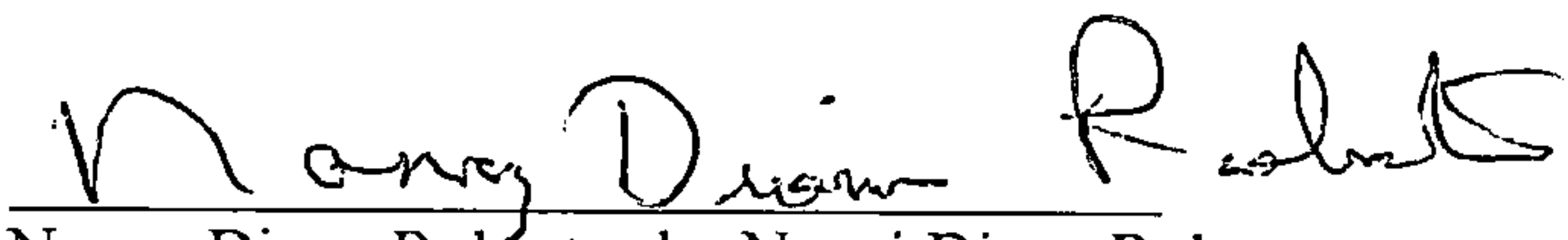
Lot 13, according to the Survey of The Fairways at Riverchase, as recorded in Map Book 13, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to: All recorded liens of record.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is 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 administrator shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20th day of July, 2023.


Nancy Diana Roberts aka Nanci Diana Roberts
aka Nancy Diana Manning Roberts Executrix of
the Estate of Bobby Wayne Aldridge aka Robbie
Wayne Aldridge aka A.W. Aldridge



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STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy Diana Roberts aka Nanci Diana Roberts aka Nancy Diana Manning Roberts, Executrix of the Estate of Bobby Wayne Aldridge aka Robbie Wayne Aldridge aka A. W. Aldridge, whose name 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 executed the same voluntarily on the day the same bear date.

Given under my hand and official seal, on this the 20th day of July, 2023.

Notary Public

My commission expires: 05/05/2025

Real Estate Sales Validation Form

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

Grantor's Name Estate of Bobby Wayne
Mailing Address Aldridge
17 Hunters Trace
Delham, AL 35124

Grantee's Name Nancy Diana Roberts
Mailing Address 17 Hunters Trace
Delham, AL 35124

Property Address _____

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 244,400.00



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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 7/20/2023

Print ROY J. BROWN ATTORNEY

Sign Roy J. Brown

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1