

20230802000232850 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/02/2023 02:39:28 PM FILED/CERT

This instrument was prepared by:

Send tax notice to:

Candice J. Shockley, Esq.
2100 River Haven Drive, Suite 1
Hoover, Alabama 35244

Clifford Terry Gregg, Sr.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-three Thousand, Three Hundred Dollars (\$63,300.00) I, **Clifford Terry Gregg, Jr., as Executor of the Estate of George Hugh Jones**, (hereinafter referred to as "GRANTOR"), do grant, bargain, sell and convey unto **Clifford Terry Gregg, Sr.**, (hereinafter referred to as "GRANTEE"), all right, title and interest owned by George Hugh Jones at the time of his death in the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the NW Corner of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence S04°47'00" E a distance of 420.14'; thence N89°24'00" E a distance of 633.01' to the centerline of a 60' easement; thence S05°17'59" E and along said centerline a distance of 134.29' to the POINT OF BEGINNING; thence continue S05°17'59"E and along said centerline a distance of 525.65'; thence S87°51'39" W along said centerline a distance of 525.30'; thence N05°17'59"W and leaving said centerline a distance of 525.65'; thence N87°51'39" E a distance of 525.30' to the POINT OF BEGINNING.

Said Parcel containing 6.33 acres, more or less.

SUBJECT TO/ALSO AND INCLUDING a 60' Easement, as recorded in Deed Book 356, Page 1, Instrument #19920622000118471 and Instrument #20020920000453790, in the Office of the Judge of Probate of Shelby County, Alabama.

No title documents were examined. The deed was prepared from information provided by the Grantor.

And subject to the foregoing, **GRANTOR** will warrant and forever defend the right and title to said bargained premises unto **GRANTEE** against the claims of all persons owning, holding or claiming by, through or under **GRANTOR**, which claims are based upon matters occurring subsequent to **GRANTORS'** acquisition of the premises and prior to the date of delivery of this deed.

27th **IN WITNESS WHEREOF**, the said **GRANTOR** has hereunto set his hand and seal this day of June, 2023.

Clifford Terry Gregg, Jr. as
Executor of Estate of
George Hugh Jones

CLIFFORD TERRY GREGG, JR. AS
EXECUTOR OF THE ESTATE OF
GEORGE HUGH JONES

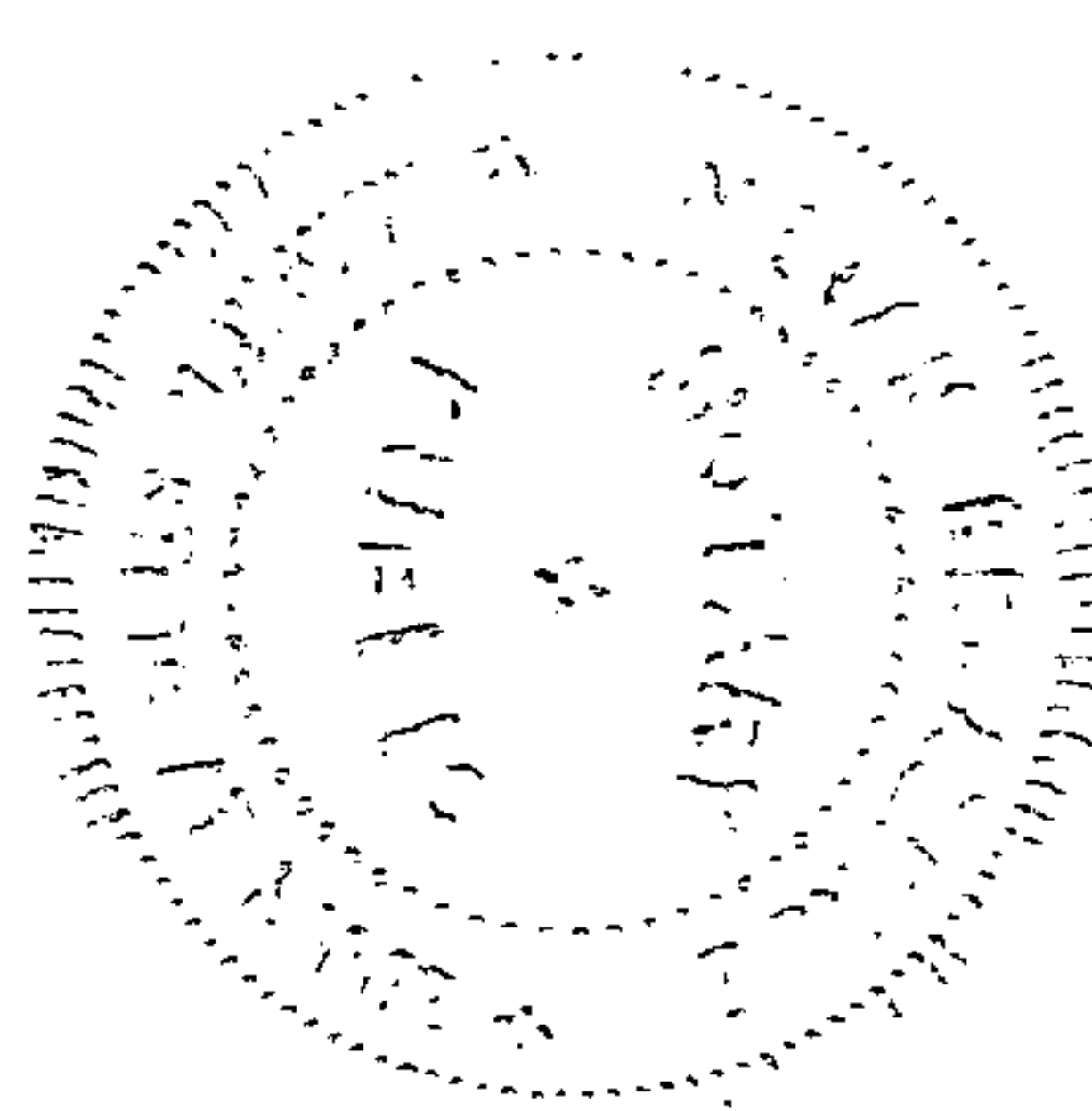
STATE OF ALABAMA)
COUNTY OF SHELBY)



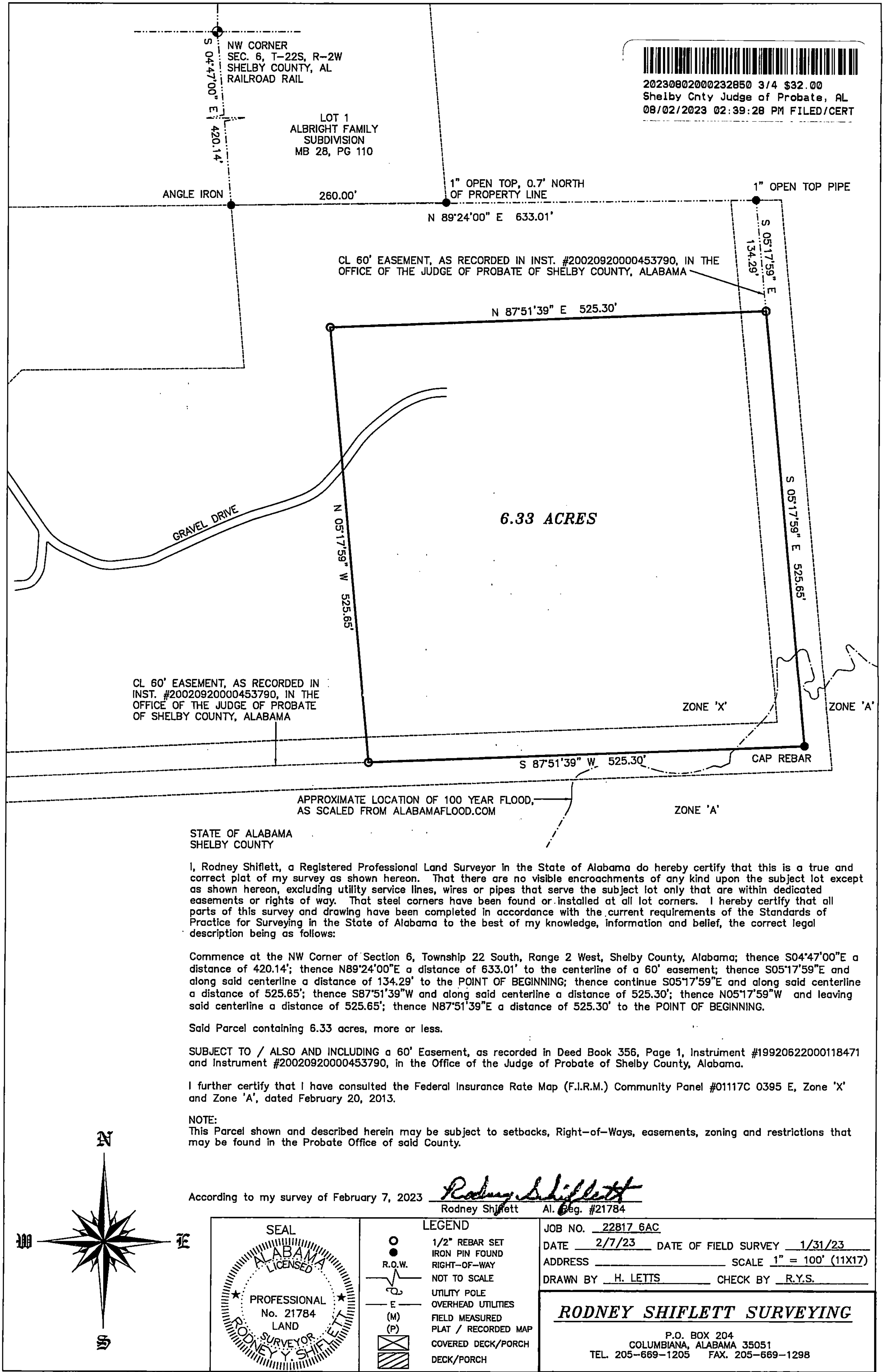
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Clifford Terry Gregg, Jr., as Executor of the Estate of George Hugh Jones**, whose name **is** signed to the foregoing instrument, and who **is** known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance **he** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of June, 2023.


Megan Breazale
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES AUGUST 3, 2025



Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name
Mailing Address

Clifford T. Gregg
164 Albright Farm Rd
Montevallo, AL 35115

Grantee's Name
Mailing Address

Clifford T. Gregg
164 Albright Farm Rd
Montevallo, AL 35115

Property Address

No Prop. Address

Date of Sale

Inherited Prop.

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

163,300.00

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

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

8/2/23

Unattested

(verified by)

Print

Clifford T. Gregg

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1