

**SEND TAX NOTICE TO:**  
Glen Wells  
137 Grande Vista Way  
Chelsea, Al. 35043



20230912000274640 1/4 \$361.00  
Shelby Cnty Judge of Probate, AL  
09/12/2023 10:41:01 AM FILED/CERT

**This instrument prepared by:**  
Stephen L. Sexton  
Sexton Law Firm, LLC  
4 Glen Iris Park South  
Birmingham, Al. 35205

Total Assessed Value \$8,700.00

**WARRANTY DEED**

State of Alabama )

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY County )

That in consideration of **THREE HUNDRED AND THIRTY THOUSAND Dollars and Zero cents (\$330,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **The Estate of DOROTHY ELIZABETH BELL, deceased, Shelby County Probate Case # PR-2023-000275**, (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **GLENN A. WELLS AND TEMPLE WELLS** (hereinafter referred to as the "Grantees" whether one or more), the following described real estate, situated in SHELBY County, **Alabama**, to-wit:

**Lot 7, according to the Survey of High Chaparral, Sector 3, First Addition as recorded in Map Book 25, Page 86 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Subject to ad valorem taxes for the years 2023, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that [unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein] in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns forever, that the Estate of DOROTHY ELIZABETH BELL is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

See Attachment as Exhibit A which are Letters Testamentary of Estate of Dorothy Elizabeth Bell, which are made a part of this conveyance.

Shelby County, AL 09/12/2023  
State of Alabama  
Deed Tax: \$330.00





20230912000274640 3/4 \$361.00  
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**LETTERS TESTAMENTARY**

**THE STATE OF ALABAMA  
COURT OF PROBATE**

**SHELBY COUNTY  
CASE NO. PR-2023-000275**

The Will of **DOROTHY ELIZABETH BELL**, having been duly admitted to record in said county, **LETTERS TESTAMENTARY** are hereby granted to **FRANCES TEMPLE HARRIS WELLS**, the Personal Representative(s) named in said Will, who has duly qualified in compliance with the requisite of the law, and is authorized to administer such estate. Subject to the priorities stated in **Ala. Code, §43-8-76 (1975, as amended)**, the said Personal Representative(s), acting prudently for the benefit of interested persons, have all the powers, without limitation, authorized in transactions under **Ala. Code, §43-2-843 (1975, as amended)**, unless expressly modified in the Will and subject to the following restrictions: **If the estate is to receive funds from litigation, judgments or settlements, the Personal Representative(s) shall notify the Probate Judge within 10 (ten) days of said judgment or settlement.**

Witness my hand and dated this 20th day of March, 2023.

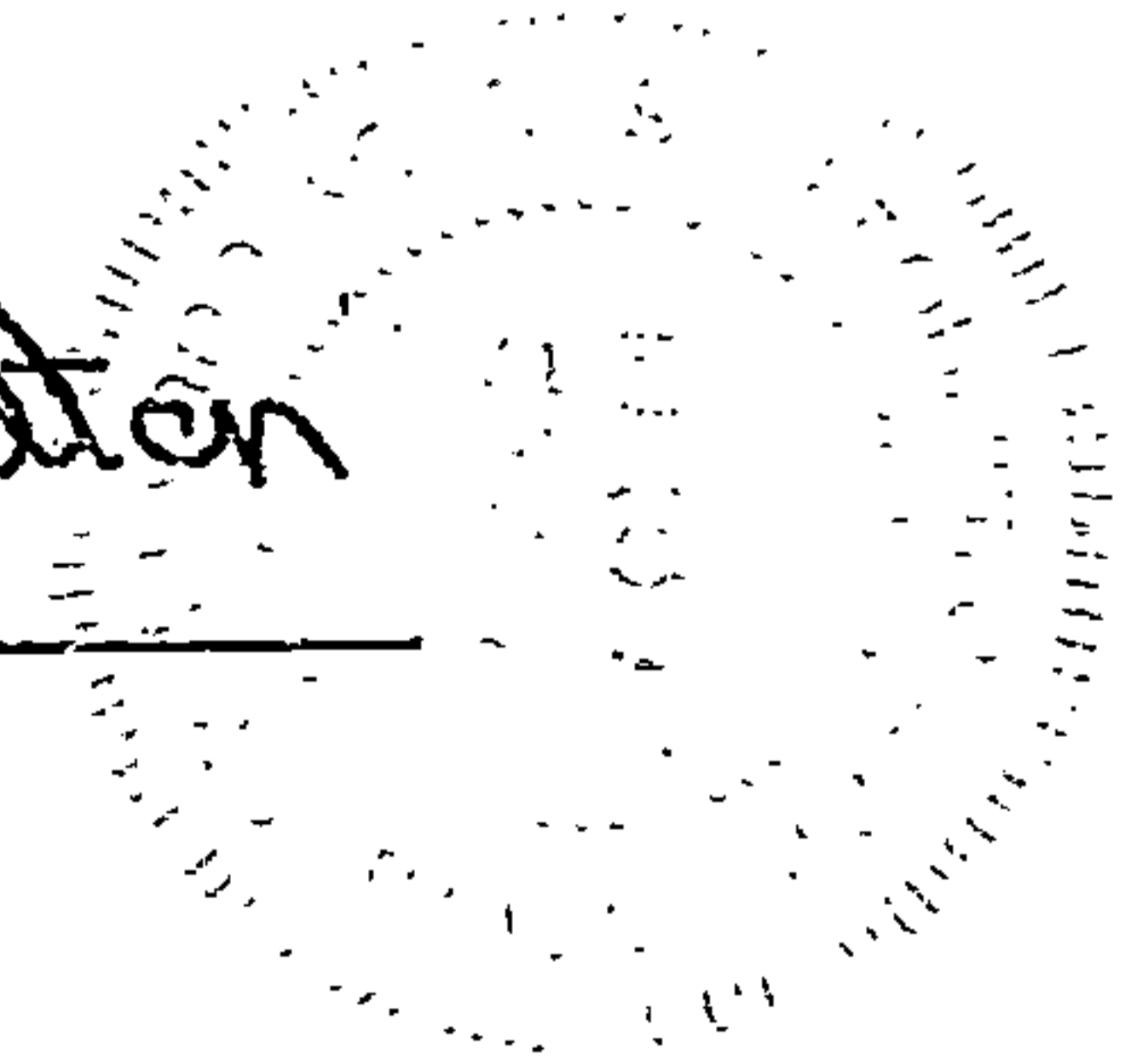
ALLISON S. BOYD  
JUDGE OF PROBATE

**THE STATE OF ALABAMA  
SHELBY COUNTY**

I, Kimberly A. Melton, Chief Clerk of the Court of Probate of Shelby County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **LETTERS TESTAMENTARY** issued to **FRANCES TEMPLE HARRIS WELLS**, as Personal Representative(s) of the Will of **DOROTHY ELIZABETH BELL**, deceased, as the same appears of record in said court. I further certify that said Letters are still in full force and effect.

Given under my hand, and seal of office, this the 21st day of March, 2023.

CHIEF CLERK



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 DEBBIE BELL
Mailing Address 137 GRANDE VISTA WAY
CHELSEA, AL 35043

Grantee's Name GLEN AWELLS/TEMPLE
Mailing Address 137 GRANDE VISTA WAY WELLS
Chelsea, AL

Property Address 137 GRAND VISTA WAY
CHELSEA, AL 35043

Date of Sale

Total Purchase Price \$ 330,000.00

Actual Value \$

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 a

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 7/12/2023

Print STEPHEN L SEXTON

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

