

TITLE NOT EXAMINED BY PREPARER OF THIS DEED

THIS INSTRUMENT PREPARED BY:

RICHARD C. SHULEVA

Attorney at Law

2 Riverchase Office Plaza, Suite 105

Birmingham, Alabama 35244



20230913000276530 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
09/13/2023 03:36:45 PM FILED/CERT

SEND TAX NOTICE TO:

TAMMY NABORS

280 ROCKFORD ROAD

PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

TAMMY NABORS, as Executrix of the Estate of **DUSTIN MICHAEL OSBORN**, Deceased, Probate Case # PR 2020-000012

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

MAEGAN ELIZABETH OSBORN RICE, a **married woman**, according to the terms of the Will of Dustin Michael Osborn, his 1/2 undivided interest. The other heir to this property, Christopher Edward Osborn, died June 14, 2023 and his 1/2 undivided interest will be addressed under his estate Probate Case # PR 2023-000640

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"


SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their 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 1ST day of SEPTEMBER, 20 23.

Shelby County, AL 09/13/2023
State of Alabama
Deed Tax: \$15.00


TAMMY NABORS, as Executrix of the Estate of Dustin Michael Osborn, Deceased (Seal)

STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TAMMY NABORS**, as Exeuctrix of the Estate of Dustin Michael Osborn, Deceased, Probate Case # PR 2020-000012: whose name(s) 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 bears date.

Given under my hand and official seal this 1ST day of SEPTEMBER, 20 23.

Notary Public

My Commission Expires:

3-31-25

EXHIBIT "A"



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BEGIN AT THE SE CORNER OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 2 WEST; THENCE RUN N 87 DEG 13'54"W ALONG THE SOUTH LINE OF SAID $\frac{1}{4}$ $\frac{1}{4}$ AND EXTENTION THEREOF FOR A DISTANCE OF 2535.17'; THENCE RUN N 00 DEG 02'30"W FOR A DISTANCE OF 701.46'; THENCE RUN N 68 DEG 26'23"E FOR A DISTANCE OF 467.67'; THENCE RUN N 74 DEG 03'42"E FOR A DISTANCE OF 246.57'; THENCE RUN S 88 DEG 18'13"E FOR A DISTANCE OF 331.74'; THENCE RUN N 72 DEG 00'25"E FOR A DISTANCE OF 246.70'; THENCE RUN N 57 DEG 29'25"E FOR A DISTANCE OF 302.05'; THENCE RUN N 64 DEG 08'25"E FOR A DISTANCE OF 273.62'; THENCE RUN N 80 DEG 44'25"E FOR A DISTANCE OF 361.15'; THENCE RUN S 81 DEG 53'05"E FOR A DISTANCE OF 187.30'; THENCE RUN S 88 DEG 34'35"E FOR A DISTANCE OF 246.66'; THENCE RUN S 00 DEG 12'05"E FOR A DISTANCE OF 1437.09' TO THE POINT OF BEGINNING. CONTAINING 66.01 ACRE MORE OR LESS.

ALSO: ALL THAT PART OF THE E $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ AND THE W $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 2 WESTLYING NORTH OF CROSS CUT ROAD AND EAST OF THAT CERTAIN PROPERTY SOLD TO ROBERT ASA THACKER, AND WIFE JAMIE MOSELY THACKER. CONTAINING 63.00 ACRE MORE OR LESS.

Real Estate Sales Validation Form

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

Grantor's Name Tammy Nabors, Executrix of the
Mailing Address Estate Of Dustin Michael Osborn
280 Rockford Road
Pelham, AL 35124

Grantee's Name Maegan Osborn Rice
Mailing Address 227 Oak Hill Lane
Moody, AL 35004

Property Address 200 Peacock Drive
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$14,980.00



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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 1/2 assessed value (\$29,960.00 x 50%)

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 9-7-23

Print Richard C. Shuleva, Attorney

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one