

This Instrument was Prepared By:  
Thomas W. H. Buck  
Longshore, Buck and Longshore, P.C.  
Attorney at Law  
2009 2<sup>nd</sup> Ave. North  
Birmingham, AL 35203

SEND TAX NOTICE TO:

William P. Buck, Jr.  
One Buckton Road  
Birmingham, AL 35242



20231102000323500 1/5 \$827.00  
Shelby Cnty Judge of Probate, AL  
11/02/2023 04:18:15 PM FILED/CERT

**WARRANTY DEED**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged,

**THOMAS W. H. BUCK as Personal Representative of the ESTATE OF  
WILLIAM P. BUCK, SR. a/k/a WILLIAM P. BUCK, deceased, Jefferson County  
Probate Case #21BHM00225**

(herein referred to as GRANTOR does hereby grant, bargain, sell and convey unto, **WILLIAM P. BUCK, JR.**, the devisee under the will of William P. Buck, Sr. (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼, ALL IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 WEST; THENCE RUN ALONG THE WEST LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ SOUTH 00°40'00" EAST FOR 285.61 TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BUCKTHORN ROAD, SAID CORNER ALSO BEING ON A CURVE TO THE LEFT SUBTENDING A CENTRAL ANGLE OF 9°38'46" HAVING A RADIUS OF 252.26, A CHORD BEARING OF NORTH 31°06'13" EAST AND A CHORD DISTANCE OF 42.42 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY OF BUCKTHORN ROAD FOR 42.47 FEET NORTHEASTERLY TO THE END OF SAID CURVE; THENCE RUN NORTH 26°16'50" EAST FOR 195.50 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF BUCKTHORN ROAD TO A POINT, SAID POINT BEING ON A CURVE TO THE LEFT, SUBTENDING A CENTRAL ANGLE OF 14°27'00" AND HAVING A RADIUS OF 364.18 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND NORTHWESTERLY RIGHT OF WAY OF BUCKTHORN ROAD FOR 91.85

Shelby County, AL 11/02/2023  
State of Alabama  
Deed Tax: \$792.00

FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 11°49'50" EAST FOR 29.10 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF BUCKTHORN ROAD TO A POINT; THENCE RUN NORTH 32°52'20" WEST FOR 69.47 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF BUCKTHORN ROAD TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF VALLEYDALE ROAD; THENCE RUN NORTH 77°59'00" WEST FOR 112.43 FEET ALONG THE SOUTH RIGHT OF WAY OF VALLEYDALE ROAD FOR 112.43 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 15; THENCE RUN SOUTH 00°00'00" EAST, LEAVING THE SOUTH RIGHT OF WAY OF VALLEYDALE ROAD ALONG SAID WEST LINE OF SAID ¼ - ¼ SECTION FOR 112.84 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 35,155 SQUARE FEET, OR 0.81 ACRES, MORE OR LESS.

**SEE ATTACHED EXHIBIT "A" TO THE LEGAL DESCRIPTION WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.**

**Subject to:**

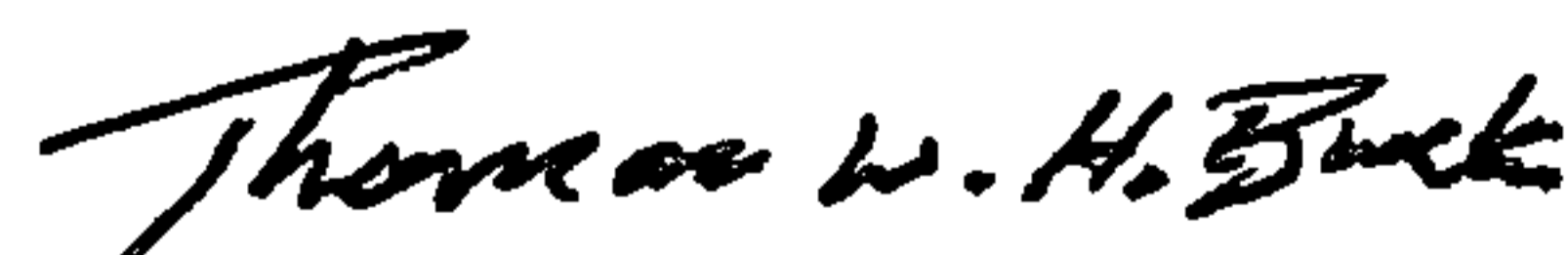
1. All taxes owed for the tax year 2023 which is due and payable and subsequent years thereafter.
2. Easements, liens, restrictions, rights-of-way or encumbrances, or claims thereof, not shown by Public Records;
3. Easement as shown by recorded map.

TO HAVE AND TO HOLD Unto the said GRANTEE, his successors and assigns, forever;

And I do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his Successors and assigns, that as Personal Representative of the Estate of William P. Buck, Sr., I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that in my capacity as personal representative, I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this

2<sup>nd</sup> day of November, 2023.



Thomas W. H Buck, as Personal  
Representative of the Estate of  
William P. Buck, Sr a/k/a  
William P. Buck, deceased



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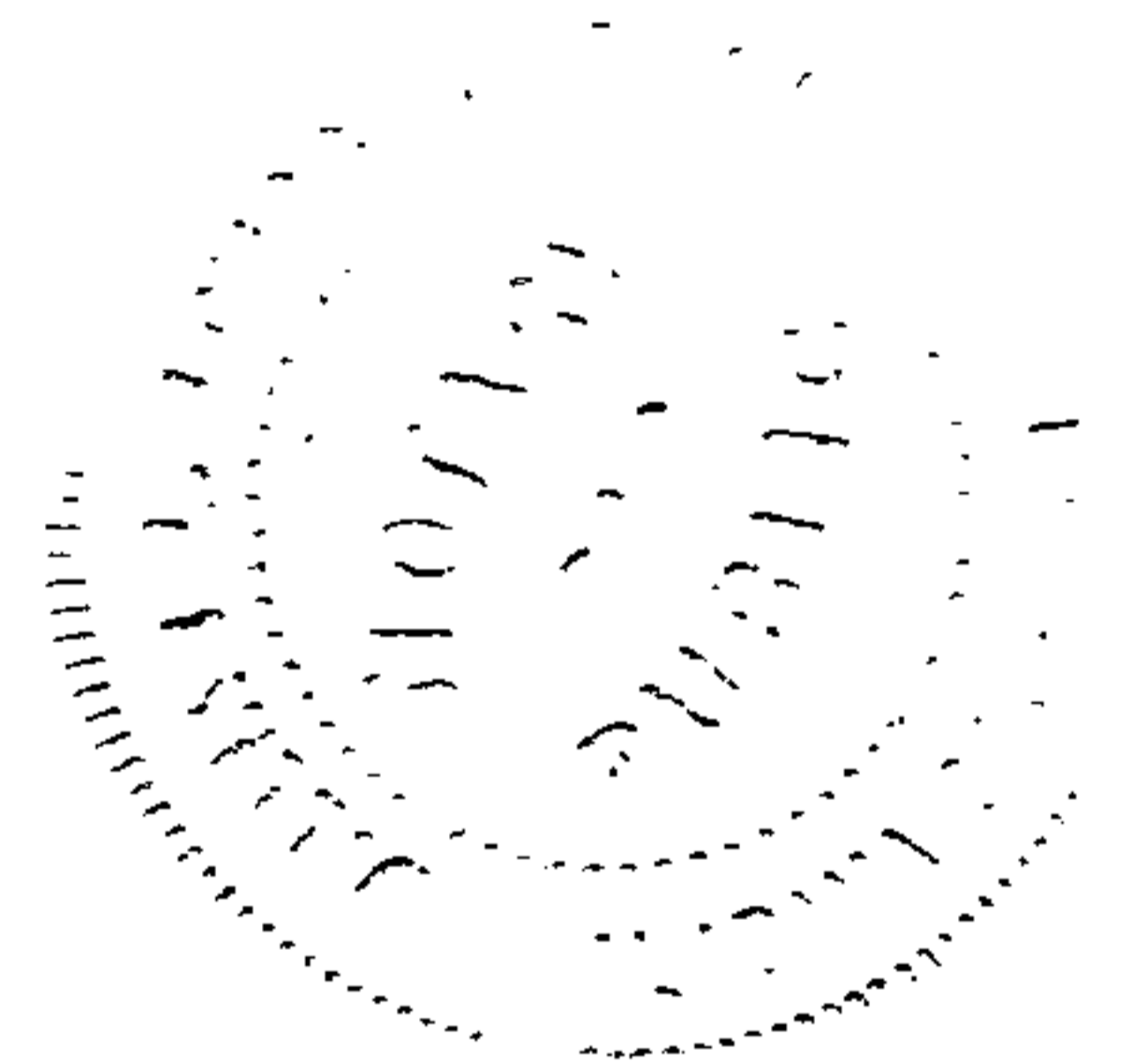
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas W. H. Buck, as Personal Representative of the Estate of William P. Buck, Sr., a/k/a William P. Buck deceased, 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, and in his capacity as such Personal Representative, and with full authority, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of November, 2023.

William Z. [Signature]  
NOTARY PUBLIC  
My Commission Expires: 4/28/2024



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# 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 William P. Buck Sr.  
Mailing Address Thomas Buck Personal Representative  
1140 Winchester Cove  
Birmingham, AL 35216

Grantee's Name William P. Buck, Jr.  
Mailing Address One Buckton Rd  
Birmingham, AL 35242

Property Address One Buckton Road  
Birmingham, AL 35242

Date of Sale 11/2/23

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 794,920<sup>00</sup>



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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 By Will Divisor

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 11/2/23

Print Thomas Buck Personal Representative

Unattested

Sign

Thomas W. H. Buck  
of William P. Buck Sr. Estate

(verified by)

(Grantor/Grantee/Owner/Agent) circle one