

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Store Growth and Development, LLC
1910 Lakeland Trail
Helena, AL 35080

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **ROGER WARD PERRY, an unmarried man, an undivided ¼ interest; VIVIEN PERRY, as Administrator of the ESTATE OF PHILIP DALTON PERRY, deceased, Jefferson County Probate Case No. 23-BHM-00740, an undivided ¼ interest; WILLIAM MICHAEL PERRY, Personal Representative of the ESTATE OF WILLIAM RONALD PERRY, deceased, Jefferson County Probate Case No. 23-BHM-002789, an undivided ¼ interest; and DORIS PERRY WEBSTER, an unmarried woman, an undivided ¼ interest** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **STORE GROWTH AND DEVELOPMENT, LLC, an Alabama limited liability** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 11, Block 2, according to the map of Mullins Addition to Helena, as recorded in Map Book 3, Page 56, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

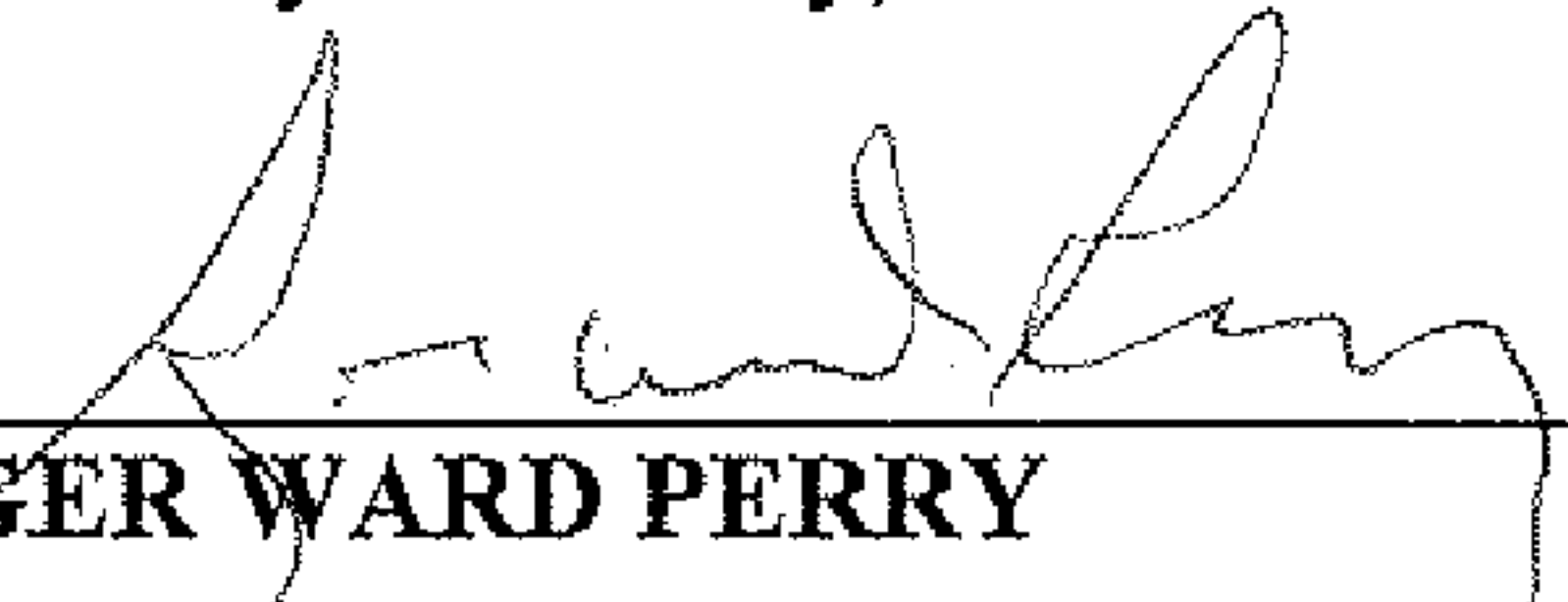
\$200,000.00 of the above-recited consideration is being paid in cash.

Exhibit A – Court Order in the Matter of the Estate of Philip Dalon Perry, deceased, and
Exhibit B – Court Order in the Matter of the State of William Ronald Perry, deceased.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with its heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, ROGER WARD PERRY, has set his hand and seal this the 31st day of January, 2024.



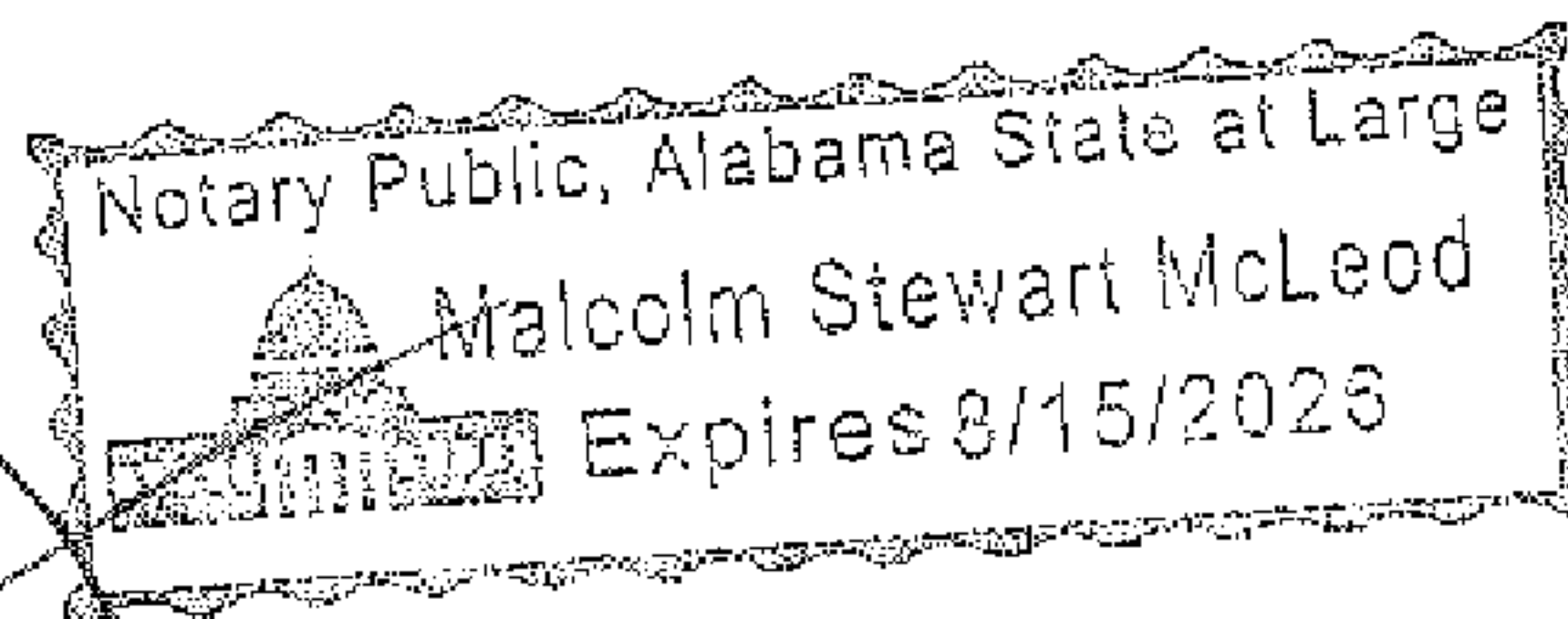
ROGER WARD PERRY

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **ROGER WARD PERRY**, 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of January, 2024.

NOTARY PUBLIC
My commission expires:



IN WITNESS WHEREOF, said Grantor, VIVIEN PERRY, as Administrator, has set her hand and seal this the 31st day of January, 2024.

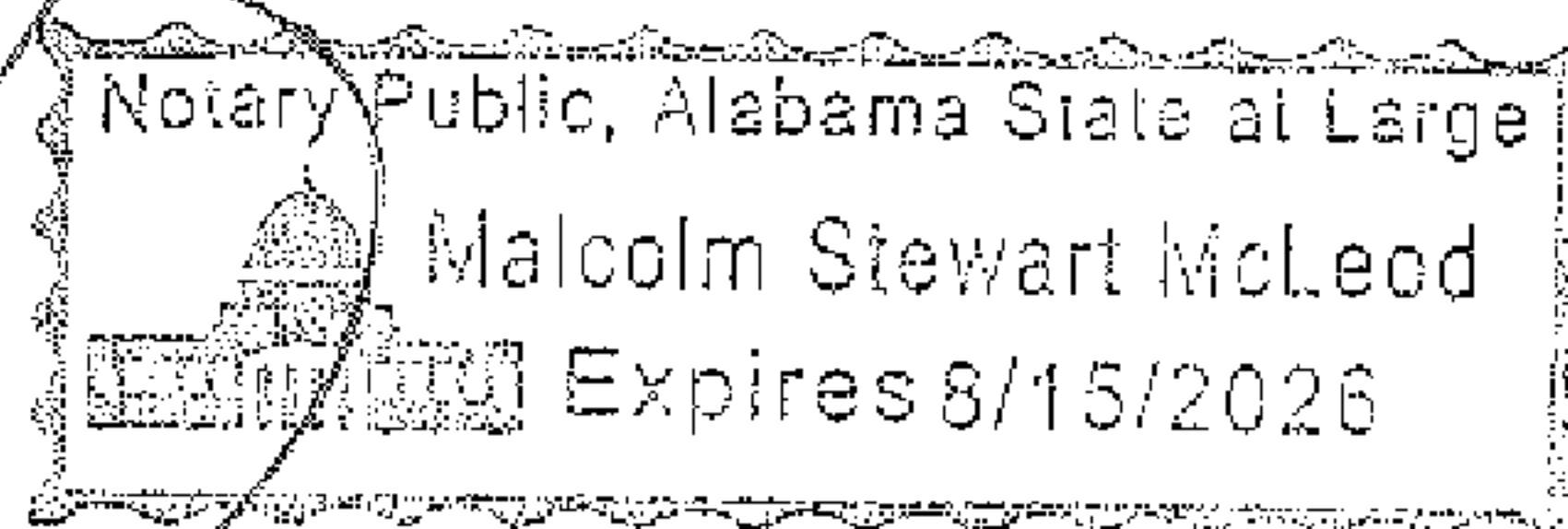
Vivien Perry, as Administrator
**VIVIEN PERRY, as Administrator of the
ESTATE OF PHILIP DALTON PERRY,
Deceased, Jefferson County Probate
Case No. 23-BHM-00740**

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **VIVIEN PERRY, as Administrator of the ESTATE OF PHILIP DALTON PERRY, deceased, Jefferson County Probate Case No. 23-BHM-00740**, 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 instrument, she, as said Administrator, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of January, 2024.

NOTARY PUBLIC
My commission expires:



IN WITNESS WHEREOF, said Grantor, WILLIAM MICHAEL PERRY, as Personal Representative, has set his hand and seal this the 31st day of January, 2024.

William Michael Perry
As Personal Representative

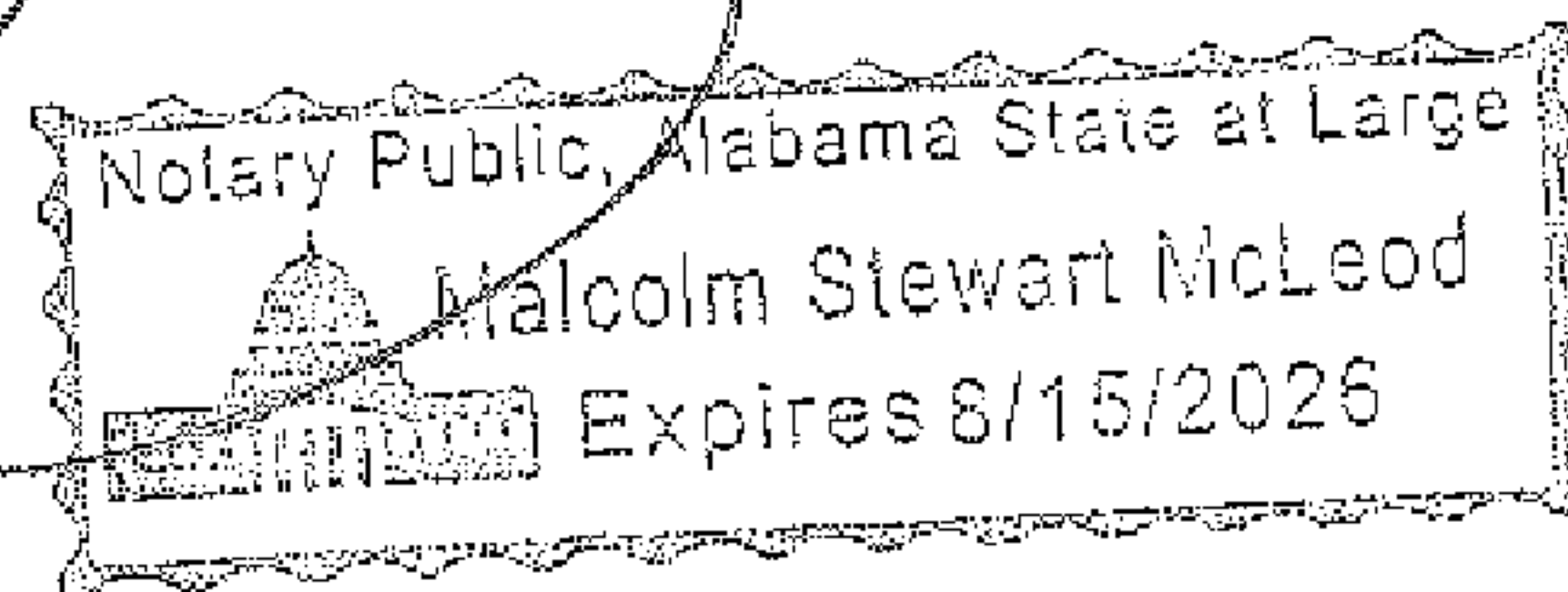
**WILLIAM MICHAEL PERRY, Personal
Representative of the ESTATE OF WILLIAM
RONALD PERRY, deceased, Jefferson County
Probate Case No. 23-BHM-002789**

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **WILLIAM MICHAEL PERRY, Personal Representative of the ESTATE OF WILLIAM RONALD PERRY, deceased, Jefferson County Probate Case No. 23-BHM-002789**, 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 instrument, he, as Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of January, 2024.

NOTARY PUBLIC
My commission expires:



IN WITNESS WHEREOF, said Grantor, DORIS PERRY WEBSTER, has set her hand and seal this the 31st day of January, 2024.

Doris Perry Webster
By Mary Allison Webster Cagle
As Attorney in Fact

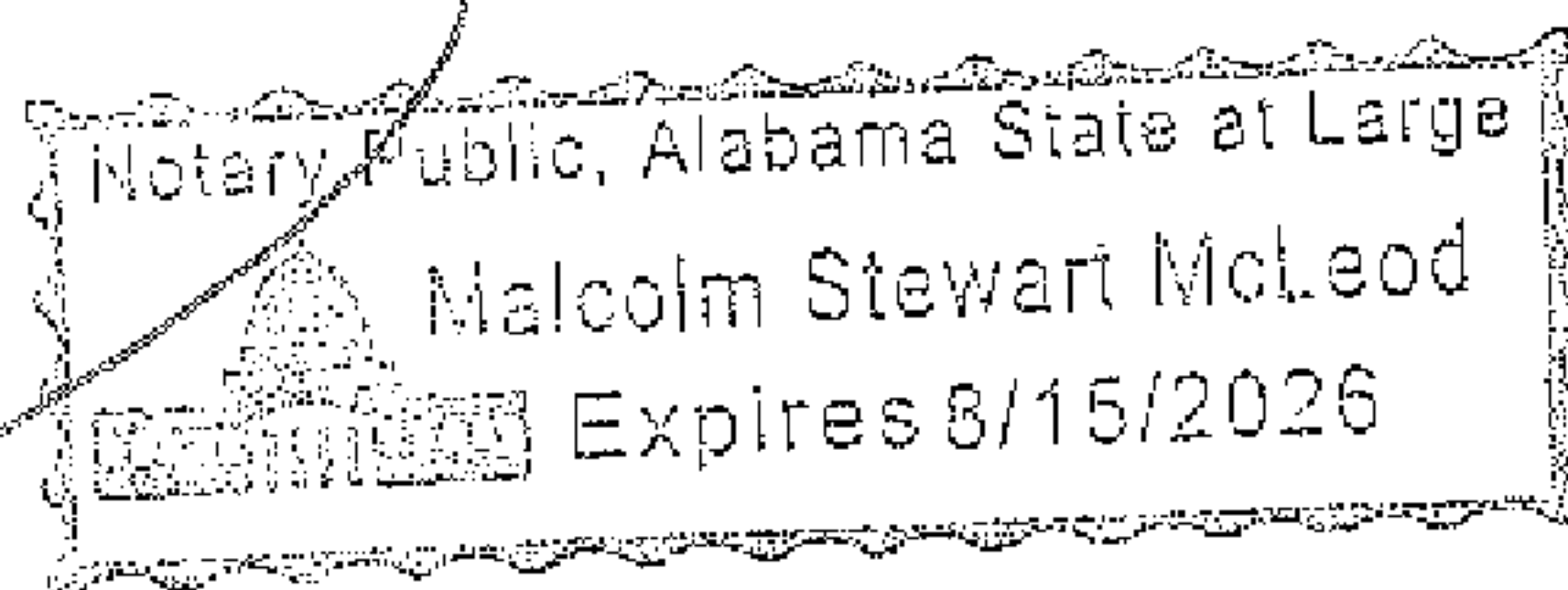
DORIS PERRY WEBSTER,
By MARY ALLISON WEBSTER CAGLE,
As Attorney in Fact

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **MARY ALLISON WEBSTER CAGLE**, as **Attorney in Fact** for **DORIS PERRY WEBSTER**, 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 instrument, she, as said Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of January, 2024.

NOTARY PUBLIC
My commission expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Mailing Address Property Address	ESTATE OF WILLIAM RONALD PERRY and ROGER WARD PERRY and ESTATE OF PHILIP D. PERRY and DORIS PERRY WEBSTER <hr/> 2698 HELENA ROAD HELENA, AL 35080 <hr/> 2698 HELENA ROAD HELENA, AL 35080 <hr/>	Grantee's Name Mailing Address Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	STORE GROWTH AND DEVELOPMENT, LLC <hr/> 1910 LAKELAND TRAIL HELENA, AL 35080 <hr/> January 31, 2024 <hr/> \$200,000.00 <hr/> \$ <hr/> \$ <hr/>
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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 January 31, 2024

Print Malcolm S. McLeod

☐ Unattested

(verified by)


Sign  (Grantor/Grantee/Owner/Agent) circle one

EXHIBIT A

IN THE MATTER OF THE ESTATE OF)	IN THE PROBATE COURT
PHILIP DALTON PERRY,)	OF JEFFERSON COUNTY, ALABAMA
)	
DECEASED.)	CASE NO. 23 BHM000740

**AMENDED
ORDER AUTHORIZING SALE OF REAL ESTATE AT
PRIVATE SALE FOR DIVISION**

This matter coming on to be first heard upon the Petition of Vivien Perry, as Administrator of the Estate of Philip Dalton Perry, deceased, for an order of this Court authorizing the sale of certain real estate, hereinafter described, at private sale for division upon the grounds that the same cannot be equitably divided or partitioned among the heirs of said estate without a sale thereof; said Administrator moved the Court to grant said petition; it having been proven to the satisfaction of the Court that said property cannot be equitably divided among the parties interested, without a sale thereof, and it appearing to the satisfaction of the Court that all parties having signed consents to said sale/served, and that it will be to the interest of said estate to sell the same for that purpose at private sale in accordance with the terms of sales contract attached to and made a part of petition. It was therefore,

ORDERED, ADJUDGED AND DECREED by the Court on October 11, 2023, that the prayer of said petition be, and the same is hereby granted, and Vivien Perry, as Administrator of the Estate of Philip Dalton Perry, deceased, is authorized and directed to sell and convey, at private sale in accordance with the attached contract, the following described real estate, to-wit:

**2698 Helena Road
Helena, AL 35080
Parcel ID: 13 5 21 1 001 026.000
("Subject Property")**

To Store Growth and Development, LLC for the sum of \$200,000.00.

It has subsequently been determined that ownership to said "Subject Property" extends to only 25.0% of ownership. The other ownership consists of:

Roger Perry (1/4% owner), age of majority, sound mind
829 Reynolds Crest
Vestavia Hills, AL 35242

Doris Perry Ward (1/4% owner), age of majority, sound mind
2103 Chapel Hill Road
Decatur, AL 35603

Estate of William Ronald Perry (1/4% owner)
William Michael Perry, Personal Representative
Age of majority, sound mind
2109 Larchmont Circle
Vestavia Hills, AL 35216

These monies shall be paid forthright.

ORDERED, ADJUDGED AND DECREED by the Court that the prayer of said petition be, and the same is hereby granted with the original Order hereby amended, and Vivien Perry, as Administrator of the Estate of Philip Dalton Perry, deceased, is authorized and directed to sell and convey, at private sale in accordance with the attached contract, the Subject Property by the terms herein contained.

It is further **ORDERED** that The Estate proceeds of Philip Dalton Perry from the sale are to be held in the Probate Court Trust Fund, or by the closing attorney in escrow until the non-claims period has expired. The Administrator shall file a Report of Sale within 30 days of closing and Motion to Increase Bond, if necessary.

Costs taxed against the Estate.

DONE AND ORDERED this 5th day of December, 2023.



JUDGE OF PROBATE

EXHIBIT B

IN THE MATTER OF THE ESTATE OF:)	IN THE PROBATE COURT
WILLIAM RONALD PERRY,)	OF JEFFERSON COUNTY, ALABAMA
)	
DECEASED.)	CASE NO. 23BHM02789

**ORDER AUTHORIZING SALE OF REAL ESTATE AT
PRIVATE SALE FOR DIVISION**

This matter came before this Court upon the Petition of William Michael Perry, as Administrator of the Estate of William Ronald Perry, deceased, for an order of this Court authorizing the sale of certain real estate, hereinafter described, at private sale for division upon the grounds that the same cannot be equitably divided or partitioned among the heirs of said estate without a sale thereof. It has been proven, to the satisfaction of the Court, that said property cannot be equitably divided among the parties interested, without a sale thereof, and it appears that all parties have signed consents to said sale.

After reviewing the Petition and the evidence presented, the Court finds the sales price of \$200,000.00 reflects a fair price.

Therefore, it is hereby **ORDERED, ADJUDGED AND DECREED** by this Court, that the Petition for Sale of Real Property is hereby granted. William Michael Perry, as Administrator of the Estate of William Ronald Perry, deceased, is authorized and directed to sell and convey, at private sale in accordance with the attached contract, the following described real estate, to-wit:

**2698 Helena Road
Helena, AL 35080**

Parcel ID: 13 5 21 1 001 026.000

("Subject Property")

To Store Growth and Development, LLC for the sum of \$200,000.00.

The ownership consists of:

Estate of Philip Dalton Perry, (1/4% owner)
Vivien Perry, Personal Representative, age of majority, sound mind
2108 Larchmont Circle
Vestavia Hills, AL 35216

Roger Perry (1/4% owner), age of majority, sound mind
829 Reynolds Crest
Vestavia Hills, AL 35242

Doris Perry Ward (1/4% owner), age of majority, sound mind
2103 Chapel Hill Road
Decatur, AL 35603

Estate of William Ronald Perry (1/4% owner)
William Michael Perry, Personal Representative
Age of majority, sound mind
2109 Larchmont Circle
Vestavia Hills, AL 35216

These monies shall be paid forthright.

It is further **ORDERED** that the Estate proceeds of William Ronald Perry from the sale are to be held in the Probate Court Trust Fund, or by the closing attorney in escrow until the non-claims period has expired. The Administrator shall file a Report of Sale within 30 days of closing and Motion to Increase Bond, if necessary.

Any and all court costs associated with this proceeding are hereby taxed against the Estate.

DONE AND ORDERED this 10 day of January, 2024.



SHERRI C. FRIDAY, JUDGE OF PROBATE



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2024 03:38:17 PM
\$253.00 JOANN
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Allen S. Bayl