

STATE OF ALABAMA
SHELBY COUNTY

)
)

WARRANTY DEED

THIS DEED made and entered into this 15th day of February, 2024, by **JOSEPH STEVE ARLEDGE**, in his fiduciary capacity as Personal Representative of the **ESTATE OF BETTY M. ARLEDGE**, deceased, Probate Case #2023-000970, Shelby County, Alabama (hereinafter referred to as the "Grantor") to **VIRGINIA ARLEDGE WILLIAMSON (f/k/a Virginia A. Shanks)** and **DANIEL THOMAS ARLEDGE**, as **Tenants in Common**, (hereinafter referred to as the "Grantees").

RECITALS

1. **BETTY M. ARLEDGE**, (the "decedent"), died testate in Shelby County, Alabama, on or about the 11th day of September, 2023, and at the time of her death was a resident of Shelby County, Alabama.
2. The Decedent's Last Will and Testament dated November 18, 2008 (the "Will") was admitted to the Probate Court of Shelby County, Alabama, under Case No. PR-2023-000970, and Letters Testamentary were granted to Joseph Steve Arledge as Personal Representative on October 11, 2023.
3. Pursuant to paragraph (d) of ITEM TWO of the Will, the Decedent devised the rest, residue and remainder of her real property to her grandchildren, Virginia Arledge Williamson and Daniel Thomas Arledge, as Tenants in Common.
 - Naomi Arledge, Grantor who reserved a life estate in deed recorded in Real 135, Page 306, died on or about January 11, 2003. (Parcel II)
 - Joseph M. Arledge, Grantee in survivorship deeds recorded in Real 122, Page 428 and Real 135, Page 306, died on or about March 30, 2007.

NOW THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR does grant, bargain, transfer and convey unto the said GRANTEES, as Tenants in Common, all of the Decedent's Estate's right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to wit:

That certain real property described on Exhibit A, attached hereto and included herein by reference the same as if set forth in its entirety.

SUBJECT TO:

- a) Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- b) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

- c) Title to that portion of the property within any road right-of-ways.
- d) Any loss, claim, damage or expense including addition tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- e) Cross Easement Agreement recorded in Real 273, Page 958.
- f) Lack of a right-of-access to and from the land.

TO HAVE AND TO HOLD to the said GRANTEES, as Tenants in Common, their successors and assigns forever.

And said Grantor does for himself, his heirs and personal representatives, covenant with said Grantees, their successors and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and his heirs and personal representatives shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

GRANTOR:

Joseph Steve Arledge
JOSEPH STEVE ARLEDGE, as Personal Representative of the **ESTATE OF BETTY M. ARLEDGE**, deceased

STATE OF ALABAMA
SHELBY COUNTY

)
)

I, the undersigned, a Notary Public in and for the said county in said state, hereby certify that **JOSEPH STEVE ARLEDGE**, whose name is signed to the foregoing conveyance in his capacity as Personal Representative of the **ESTATE OF BETTY M. ARLEDGE**, deceased, and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, he as such Personal Representative and with full authority executed the same voluntarily for and as the act of said Estate.

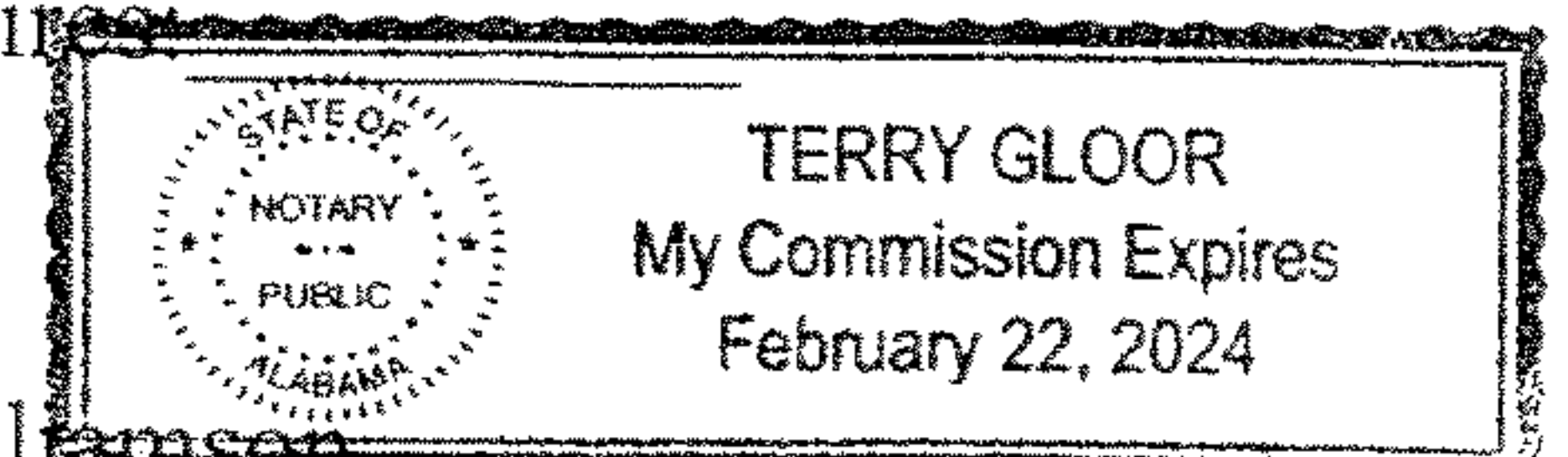
Subscribed and sworn to before me this 15th of February, 2024.

This Instrument Prepared By:

Terry W. Gloor
 Gloor Law Firm, LLC
 200 Century Park South
 Suite 114
 Birmingham, Alabama 35226
 (205) 968-1900
tgloor@gloorlawfirm.com

Terry W. Gloor
NOTARY PUBLIC
 My Commission Expires

Send Tax Notice To:
 Virginia Arledge Williamson
 2456 Arcadia Drive
 Acworth, GA 30101



LEGAL DESCRIPTION

Parcel I

The Southeast quarter of the Southeast quarter of Section 35, Township 21, Range 3 West. Also, two acres, more or less, in the Southeast corner of the Southwest quarter of the Southeast quarter of Section 35, Township 21, Range 3 West, the same being 70 yards wide East and West and 140 yards long North and South, situated in Shelby County, Alabama. Parcel No. 23-7-35-0-003-060.001 (Parcel I)

Parcel II

Four acres of land, more or less, in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 35, Township 21, Range 3 West, more particularly described as follows: Beginning at a point on the South line of said Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$, which is 140 yards east of the Southwest corner of said Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$, said point being the Southeast corner of the "Moore Graveyard"; running thence East, along said South line, to a point 70 yards West of the Southeast corner of said Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$, said last mentioned point being the Southwest corner of the Thomas E. Lovelady lot thence North, perpendicular to said South line along the West line of said Lovelady lot, 140 yards; thence West, parallel with said South line to the Northeast corner of said "Moore Graveyard", being a point 140 yards East of the West line of said Southwest $\frac{1}{4}$ of SE $\frac{1}{4}$, thence South along the east line of said Graveyard to the point of beginning, situated in Shelby County, Alabama.

Parcel No. 23-7-35-0-003-060.000 (Parcel II)

Real Estate Sales Validation Form

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

Grantor's Name Joseph Steve Arledge
 Mailing Address 7706 Highway 22
Montevallo AL 35115

Grantee's Name Virginia Arledge Williams
Daniel Thomas Arledge
 Mailing Address 2456 Arcadia Dr. NW
Acworth GA 30101

Property Address Parcel I
23-7-35-0-003-060.001
Parcel II
23-7-35-0-003-060.000
NO PROPERTY ADDRESS

Date of Sale 2/16/2024
 Total Purchase Price \$ _____
 or
 Actual Value \$ 440,000.00
 or
 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 Pursuant to Terms of Will
No Tax due

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).

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 02/21/2024 08:04:45 AM
 \$33.00 JOANN
 20240221000044510



Print

Charles A. Beavers, Jr.

Attested

(verified by)

Allen S. Bayl

(Grantor/Grantee/Owner/Agent) circle one