



20240307000063070 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
03/07/2024 02:20:39 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice, P.O. Box 587  
Columbiana, Alabama 35051

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

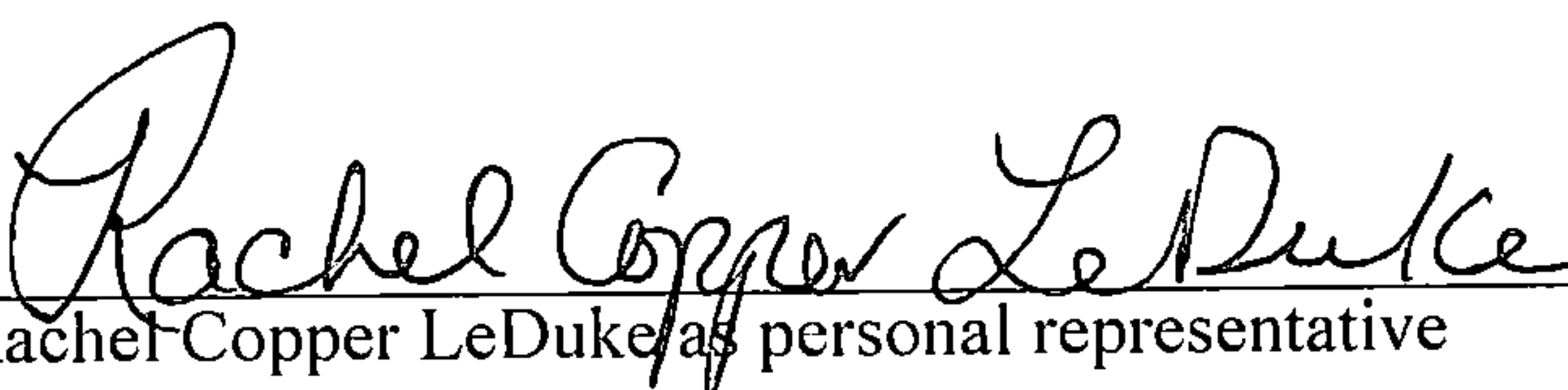
That in consideration of the distribution of the estate of Benjamin Terry LeDuke, deceased, in accordance with his will probated in Case No. PR-2023-000482 in the Probate Court of Shelby County, Alabama, the undersigned Rachel Copper LeDuke, personal representative of said estate (herein referred to as GRANTOR) pursuant to the provisions in said will and in accordance with the power given to her in said will does grant, bargain, sell and convey to Rachel Copper LeDuke, individually (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Part of the East Half of the NE 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows: Begin at the SE corner of said NE 1/4 of the SW 1/4; thence run westerly along the 1/4-1/4 section line, 661.70 feet; thence 88 deg. 47 min. 00 sec. right, along the west line of said East Half of the NE 1/4 of the SW 1/4, 329.09 feet; thence 91 deg. 12 min. 16 sec. right, 661.98 feet; thence 88 deg. 50 min. 44 sec. right, 329.22 feet to the point of beginning. Containing 5.00 acres.

Benjamin Terry LeDuke is one and the same as Ben Terry LeDuke. Rachel Copper LeDuke is one and the same as Rachel L. Copper.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal this 7 day of March, 2024.

  
Rachel Copper LeDuke as personal representative

[acknowledgment on following page]



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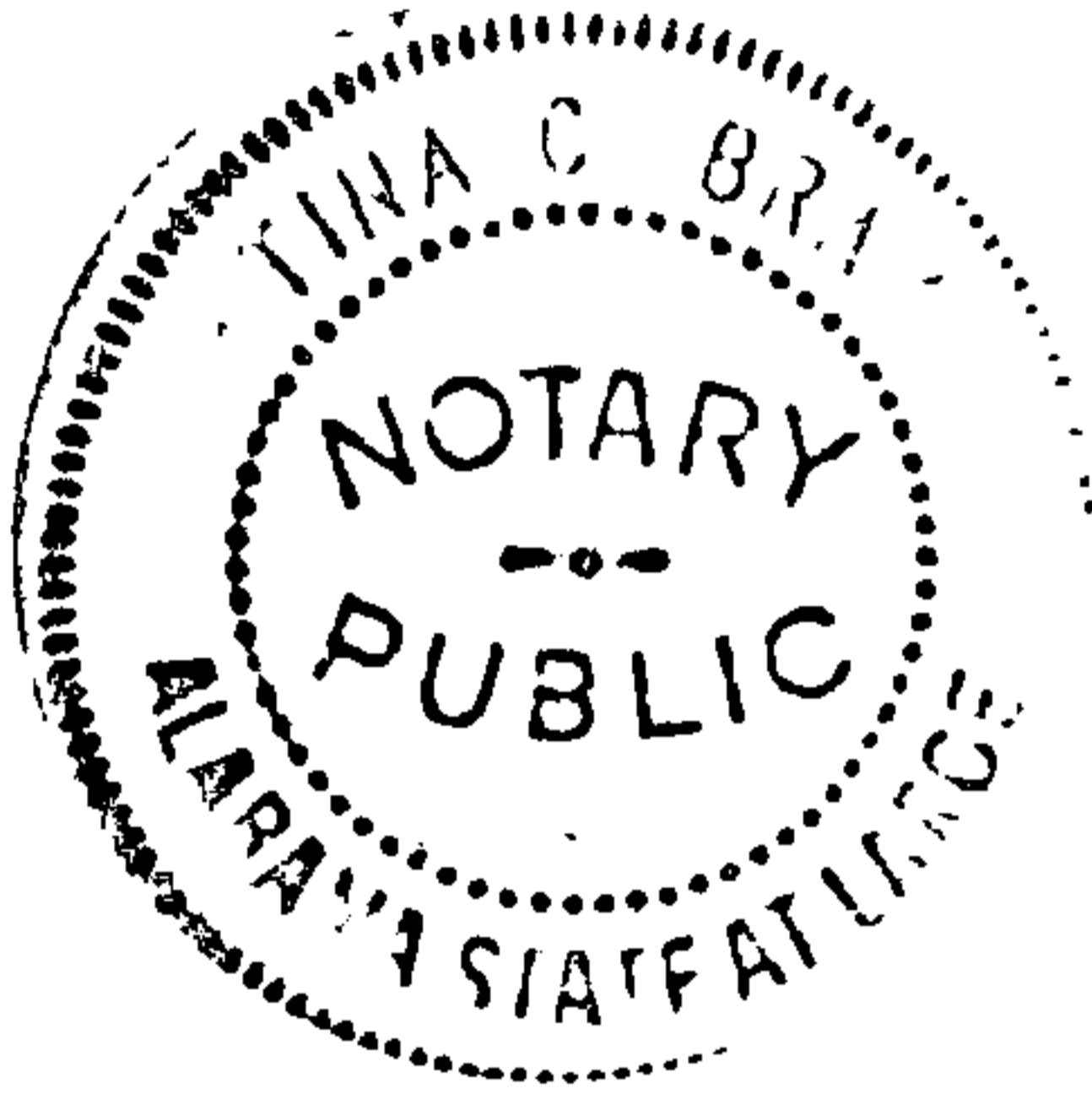
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rachel Copper LeDuke, whose name as personal representative of the estate of Benjamin Terry LeDuke, deceased, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of March, 2024.

Notary Public

My commission expires: 7-27-2027



Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Estate of Benjamin Terry LeDuke
Mailing Address 1265 Fleming Road
Vincent, AL 35178

Grantee's Name Rachel Copper LeDuke
Mailing Address 1265 Fleming Road
Vincent, AL 35178

Property Address Fleming Road
Vincent, AL 35178

Date of Sale
Total Purchase Price \$
or
Actual Value \$ 80,500
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
[X] Other assessor's current market value
distribution pursuant to will

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 3-7-24

Print Rachel Copper LeDuke

Unattested (verified by)

Sign Rachel Copper LeDuke (Grantor/Grantee/Owner/Agent) circle one