

This instrument prepared without benefit of title evidence:
Ellis Head Owens Justice Arnold & Graham
PO Box 587, Columbiana, AL 35051



20240404000095230 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
04/04/2024 02:14:51 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the distribution of the estate of JAMES ROLAND PUGH, deceased, in accordance with his Will probated in Case No. PR-2023-000002, in the Probate Court of Shelby County, Alabama, the undersigned, MITZI PUGH and MELISSA ISBELL, as Personal Representatives of said estate (herein referred to as GRANTOR, whether one or more) pursuant to the power given to them in said Will, do grant, bargain, sell, and convey unto MITZI PUGH and MELISSA ISBELL (herein referred to as GRANTEE, whether one or more), in their individual capacities, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY ALABAMA, SAID POINT BEING A FOUND 1" OPEN TOP PIPE; THENCE RUN N 00°18'57" W FOR A DISTANCE OF 269.96 FEET TO A FOUND 5/8" REBAR; THENCE RUN N 00°47'54" E FOR A DISTANCE OF 215.19 FEET TO A FOUND 1/2" REBAR; THENCE RUN N 01°38'06" W FOR A DISTANCE OF 179.29 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN N 87°19'49" W FOR A DISTANCE OF 817.99 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES" AND THE POINT OF BEGINNING; THENCE RUNS 05°10'03" E FOR A DISTANCE OF 740.11 FEET TO A FOUND 1" IRON BAR; THENCE RUNS 87°18'54" W FOR A DISTANCE OF 582.93 FEET TO A FOUND 1/2" REBAR LOCALLY ACCEPTED AS THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE RUN N 00°31'31" W FOR A DISTANCE OF 1106.45 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES" ON THE SOUTHERLY RIGHT OF WAY OF US HIGHWAY 280; THENCE CONTINUE ALONG SAID RIGHT OF WAY N 79°39'18" E FOR A DISTANCE OF 374.13 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE LEAVING SAID RIGHT OF WAY RUNS 00°21'55" W FOR A DISTANCE OF 351.67 FEET TO A FOUND 5/8" REBAR STAMPED "JPS"; THENCE RUNS 00°35'35" W FOR A DISTANCE OF 50.03 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUNS 87°19'49" E FOR A DISTANCE OF 160.66 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 12.69 ACRES, MORE OR LESS.

The above-described property is not the homestead of the GRANTOR or his/her spouse.

TO HAVE AND TO HOLD to said GRANTEE, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass

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to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 6 day of March, 2024.

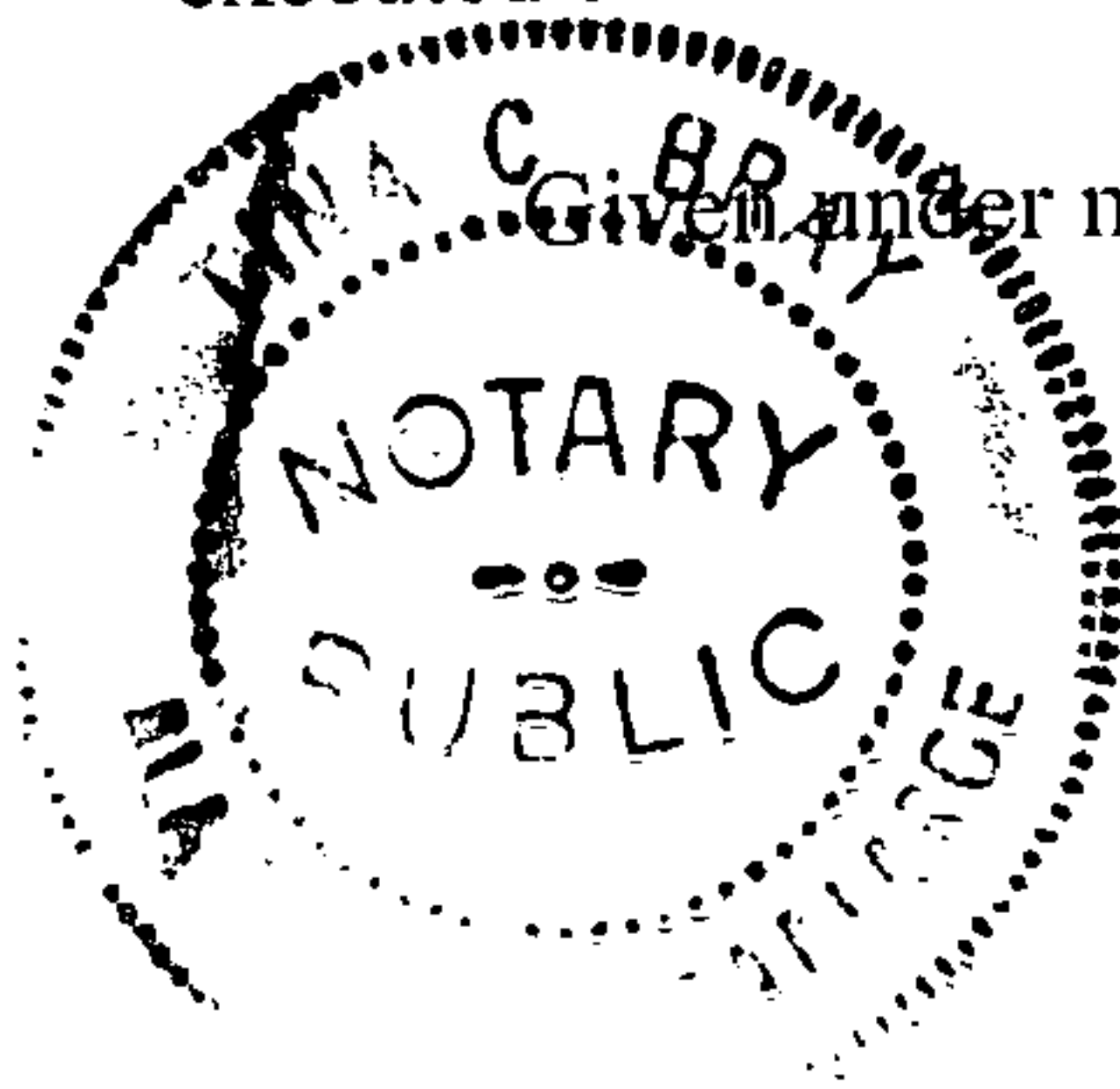
Mitzi Pugh
MITZI PUGH, personal representative

Melissa Isbell
MELISSA ISBELL, personal representative

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that MITZI PUGH, whose name as Personal Representative of the Estate of James Roland Pugh, deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my and official seal this 6th day of March, 2024.

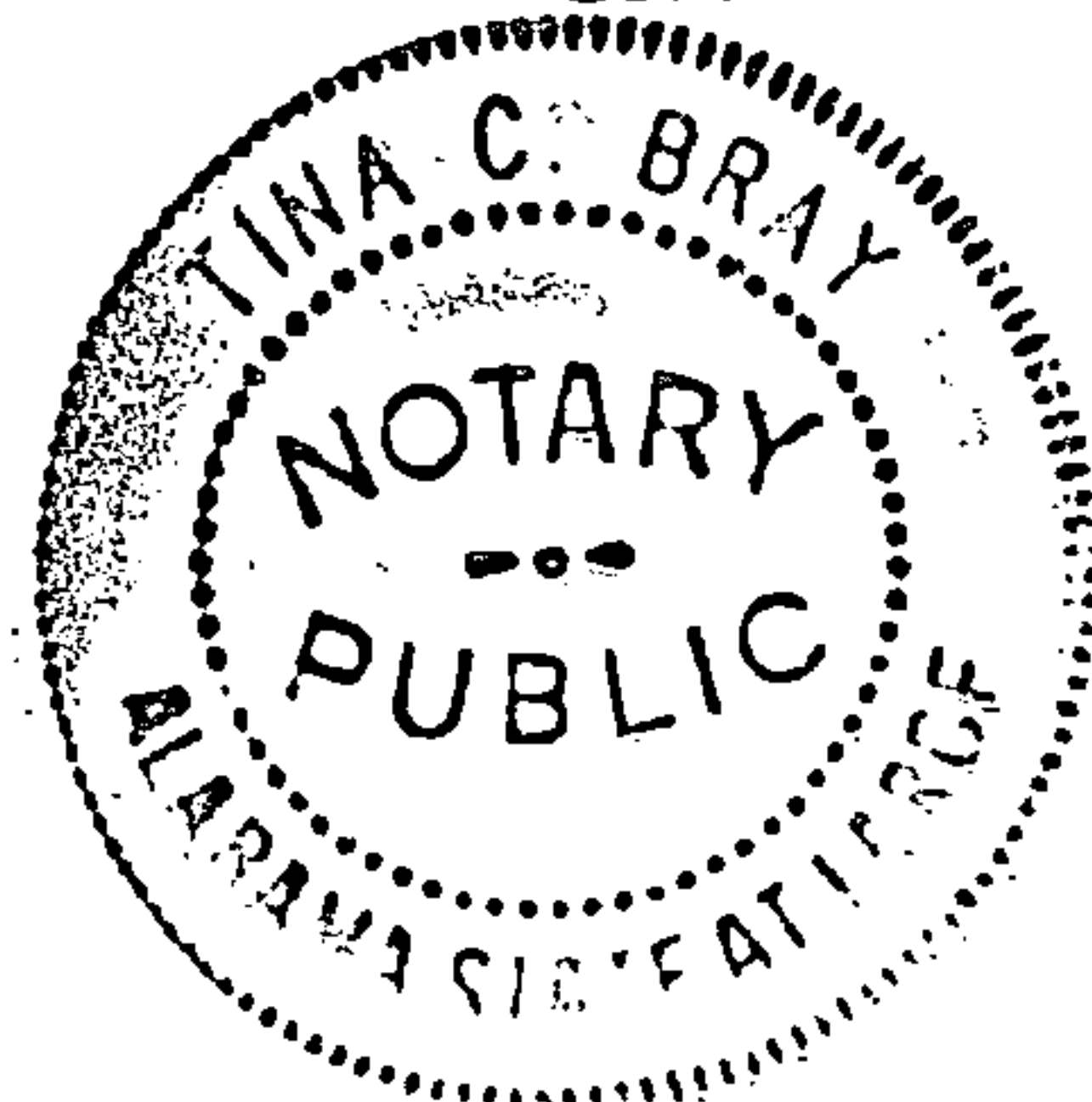


Tina C. Bray
Notary Public
My Commission Expires: 7-27-2027

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that MELISSA ISBELL, whose name as Personal Representative of the Estate of James Roland Pugh, deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my and official seal this 6th day of March, 2024.



Tina C. Bray
Notary Public
My Commission Expires: 7-27-2027

Real Estate Sales Validation Form

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

Grantor's Name Mitzi Pugh and Melissa Isbell
Mailing Address Estate of James Roland Pugh
326 Hwy 39
Chelsea, AL 35043

Grantee's Name Melissa Isbell and Mitzi Pugh
Mailing Address 2001 Chardonnay Way Homewood, AL 35126
326 Hwy 39, Chelsea, AL 35043

Property Address Hwy 280 (next to Walmart)
Chelsea, AL 35043

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$1,123,245

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessed Value
☐ 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 4-4-24

Print Grace Graham

☐ Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1