

This instrument prepared by:
Joshua S. Inman
Inman & Associates, LLC
500 Second Avenue South
Clanton, AL 35045

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

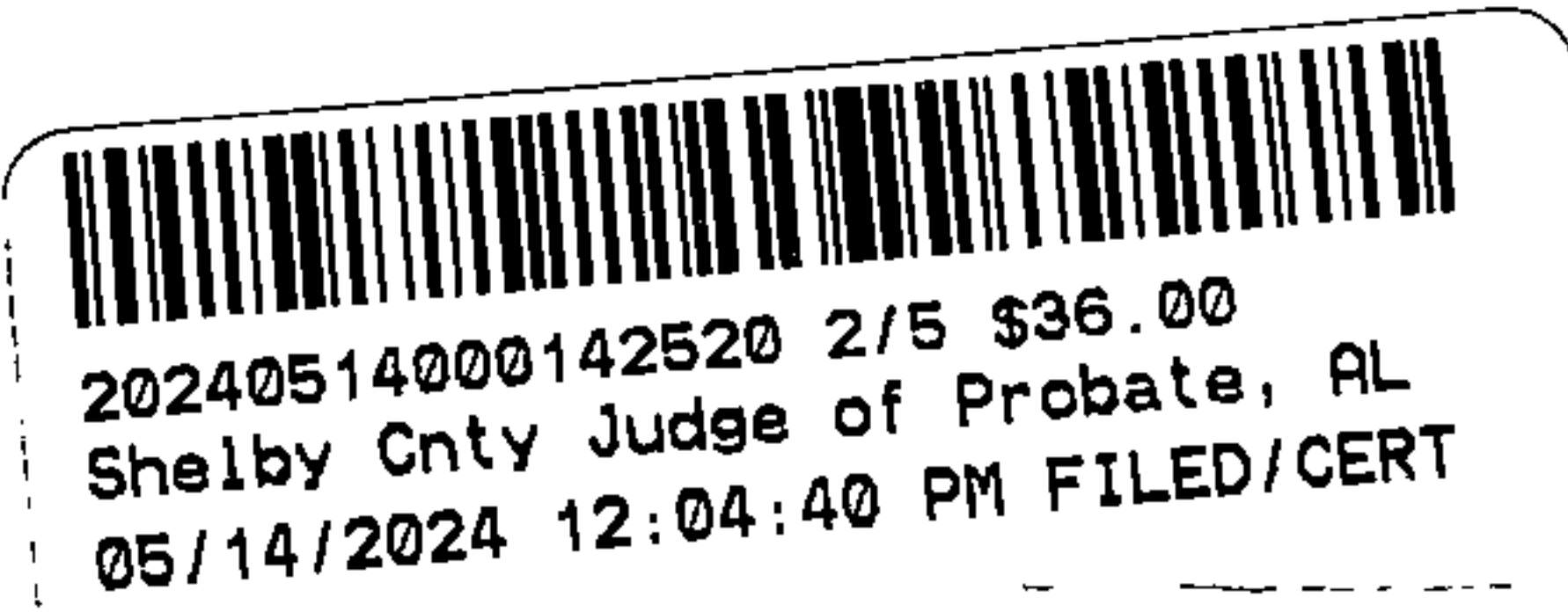
KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Thousand and no/100 (\$1,000.00) Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, **Estate of Karin Anna Wilson, deceased, by its Personal Representative, Stephanie Wilson Smith and heir, Christina Wilson Terry** (herein referred to as grantor), grants, bargains, sells and conveys unto **Stephanie Wilson Smith and Christina Wilson Terry** (herein referred to as grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A portion of the S1/2 of the SW ¼ of the NE ¼ of Section 36, Township 20 South, Range 3 West more particularly described as follows: Begin at the southwest corner of the SW ¼ of the NE ¼ of Section 36, Township 20 South, Range 3 West and run easterly along the south side of the said quarter-quarter for 121.18 feet, then turn and angle of 57 degrees 17 minutes to the left and run 250.32 feet to the point of beginning. Then turn an angle of 57 degrees 58 minutes to the right and run 1000.41 feet; then turn and angle of 90 degrees 04 minutes to the left and run 455.21 feet; then turn and angle of 90 degrees 17 minutes to the left and run 575.14 feet; then turn an angle of 42 degrees 31 minutes to the left and run 151.29 feet; then turn an angle of 2 degrees 10 minutes to the left and run 219.40 feet; then turn an angle of 4 degrees 58 minutes to the left and run 193.87 feet; then turn an angle of 2 degrees 48 minutes to the left and run 56.56 feet back to the point of beginning. The parcel as described contains 8.33 acres.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

This instrument is executed in accord with the terms and provisions of the Order of Final Settlement in the case styled In the Matter of the Estate of Karin Anna Wilson, deceased, Case Number 2023-1901 as the same was rendered by the Probate Court of Chilton County, Alabama.

TO HAVE AND TO HOLD to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.



And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Estate of Karin Anna Wilson, deceased, by its Personal Representative, Stephanie Wilson Smith and heir, Christina Wilson Terry who are authorized to execute this conveyance, have hereto set their signature and seal, this the 22nd day of April, 2024.

ESTATE OF KARIN ANNA WILSON,
deceased

BY: Stephanie Wilson Smith
Personal Representative Stephanie Wilson Smith

BY: Christina Wilson Terry
Christina Wilson Terry

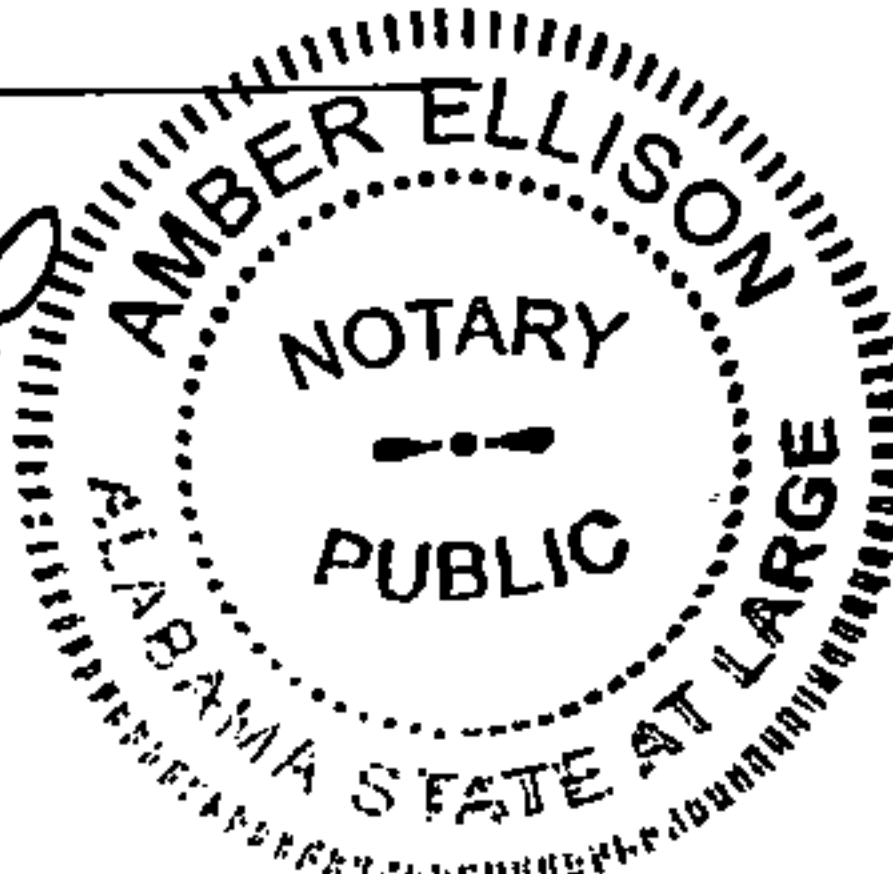
STATE OF ALABAMA
CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stephanie Wilson Smith, whose name as Personal Representative of the Estate of Karin Anna Wilson, 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, they, as such officer and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 22nd day of April, 2024.

Amber Ellison
Notary Public

exp: 8-16-26





20240514000142520 4/5 \$36.00
Shelby Cnty Judge of Probate, AL
05/14/2024 12:04:40 PM FILED/CERT

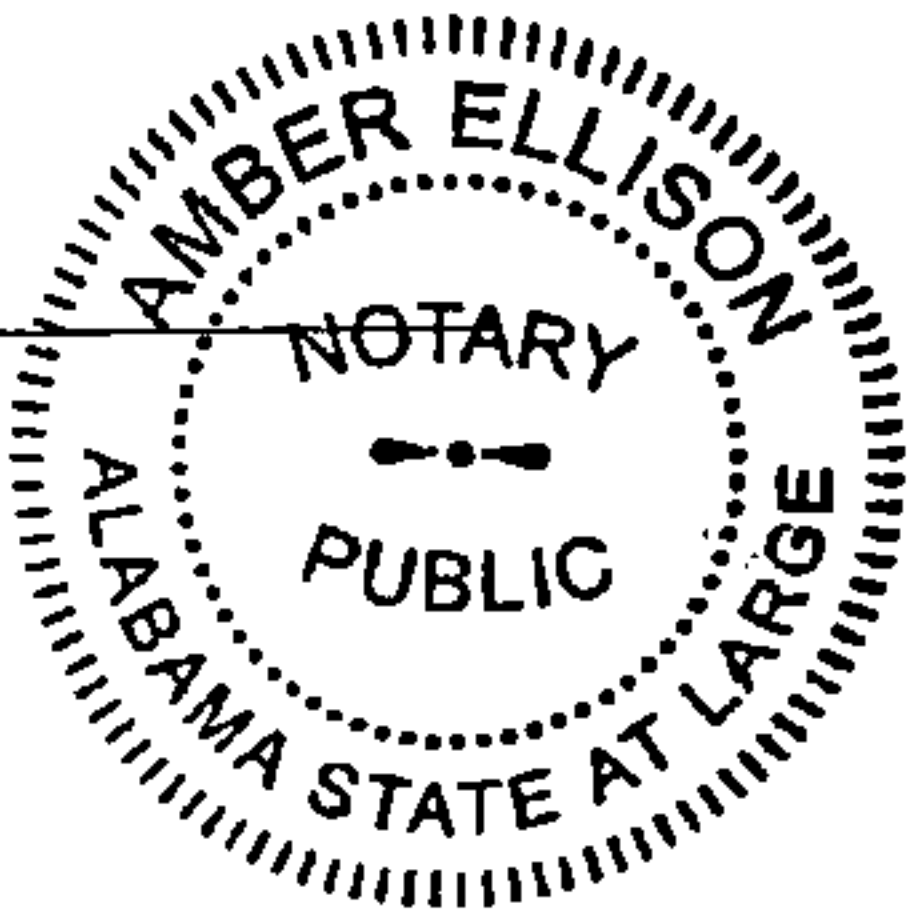
STATE OF ALABAMA

Chilton COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christina Wilson Terry, whose name as heir of the Estate of Karin Anna Wilson, 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, they, as such officer and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 22nd day of April, 2024.

Amber Ellison
Notary Public EXP: 8-16-26



Address of Grantee:

2675 Co Rd 47
Clanton, AL 35045

Address of Grantor:

2675 Co Rd 47
Clanton AL 35045

Property Address:

1130 Simmsville Road
Alabaster, AL 35007

THE PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED THE TITLE TO THE CAPTIONED LANDS AND MAKES NO CERTIFICATION AS TO THE STATUS OF THE SAME.

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 Karin
Mailing Address Anna Wilson

Grantee's Name Stephanie Wilson Smith
Mailing Address 2175 County Road 47
Clanton, AL 35045

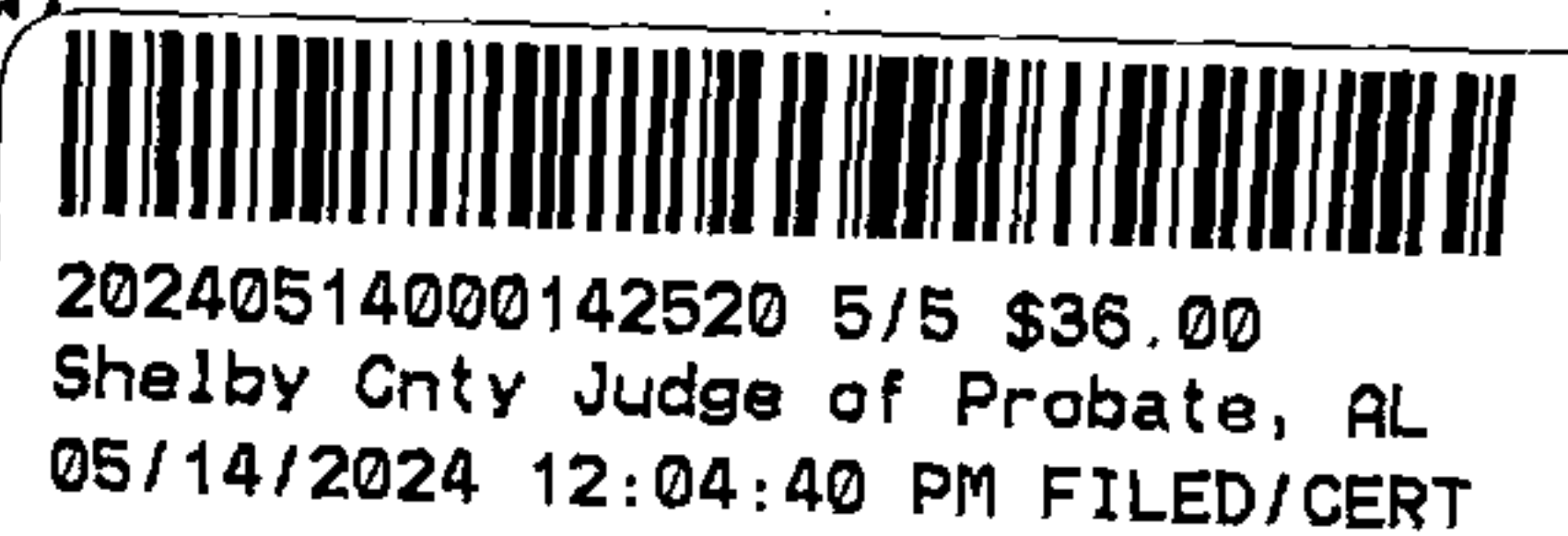
Property Address 1130 Simmsville Road
Alabaster, AL 35007
ACreage

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 10,470

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



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 5-1-24

Print Amber Ellison

Unattested

(verified by)

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

Form RT