

Parcel ID. #:

Send Tax Notice To: Nancy J. Young,
570 North Horton Road
Wilsonville, AL 35186

ADMINISTRATRIX'S DEED

- Joint Tenancy With The Right of Survivorship -

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20240516000146200 1/5 \$36.00
Shelby Cnty Judge of Probate, AL
05/16/2024 03:51:53 PM FILED/CERT

Know all men by these presents, that in consideration of Five Hundred Dollars and 00/100 and their inheritance by virtue of the Alabama intestate laws (Shelby County Probate case # PR-2022-768) and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, that **Nancy J. Young, as Administratrix of the Estate of Donald Gene Young, a deceased person, having died testate on or about 25 February, 2014 with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2022-768,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Nancy J. Young; Layne D. Young and Donald C. Young,** hereinafter known as the GRANTEE:

PARCEL 1: Beginning at an old rebar at the northeast corner of the west half of the northwest quarter of the southeast quarter of said Section 22. Thence South along a fence the east line of the west half of the northwest quarter of the Southeast quarter of said section a distance of 356.99 feet to a point; Thence turn a deflection angle of 66 degrees 21' 00" to the right and run a distance of 185.66 feet to an iron; Thence turn a deflection angle of 90 degrees 00' 00" to the right and run a distance of 348.50 feet to an iron; Thence turn a deflection angle of 90 degrees 00' 00" to the left and run a distance of 250.00 feet to an iron on the east right-of-way of North Horton Road; Thence turn a deflection angle of 90 degrees 00' 00" to the right and run along said right-of-way a distance of 75.96 feet to an iron; Thence turn a deflection angle of 99 degrees 33' 22" to the right and run a distance of 587 feet to the Point of Beginning. The herein described parcel contains 2.45 acres of land. The description was made from a survey by L. D. Weygand. [Legal description taken from that certain Instrument recorded as # 20100602000174550].



20240516000146200 2/5 \$36.00
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PARCEL 2: *Lot 2, Young Family Subdivision, Recorded in Map Book 31, Map Page 20. [Legal description taken from that certain instrument recorded as # 20110329000098710].*

PARCEL 3: *Part of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Beginning at an old rebar being the locally accepted northeast corner of said West 1/2 of Northwest 1/4 of SE 1/4 of said Section 22, run in a Southerly direction along the east line of said West 1/2 of Northwest 1/4 of Southwest 1/4 for a distance of 708.00 feet to an existing iron rebar; Thence turn an angle to the right of 75 degrees 11 minutes 59 seconds and run in a southeasterly direction for a measured distance of 298.89 feet to an existing old flagged spike being on the east right-of-way line of North Horton Road; Thence turn an angle to the right of 81 degrees 11 minutes 25 seconds and run in a Northwesterly direction along the Northeast line of said North Horton Road for a distance of 275.74 feet to an existing iron rebar set by Lawrence D. Weygand and being the Point of Beginning; Thence continue in a Northwesterly direction along last mentioned course for a distance of 348.50 feet to an existing iron rebar set by Lawrence D. Weygand; Thence turn an angle to the right of 90 degrees and run in a Northeasterly direction for a distance of 250.0 feet to an existing iron rebar set by Lawrence D. Weygand; Thence turn an angle to the right of 90 degrees and run in a Southeasterly direction for a distance of 348.50 feet to an existing iron rebar set by Lawrence D. Weygand; Thence turn an angle to the right of 90 degrees and run in a Southwesterly direction for a distance of 250.0 feet, more or less, to the Point of Beginning. Containing 2 acres, more or less. [Legal description taken from that certain instrument recorded as # 1997-18099].*

Subject to any and all easements, rights of way and restrictions of record.

[This part intentionally left blank.]



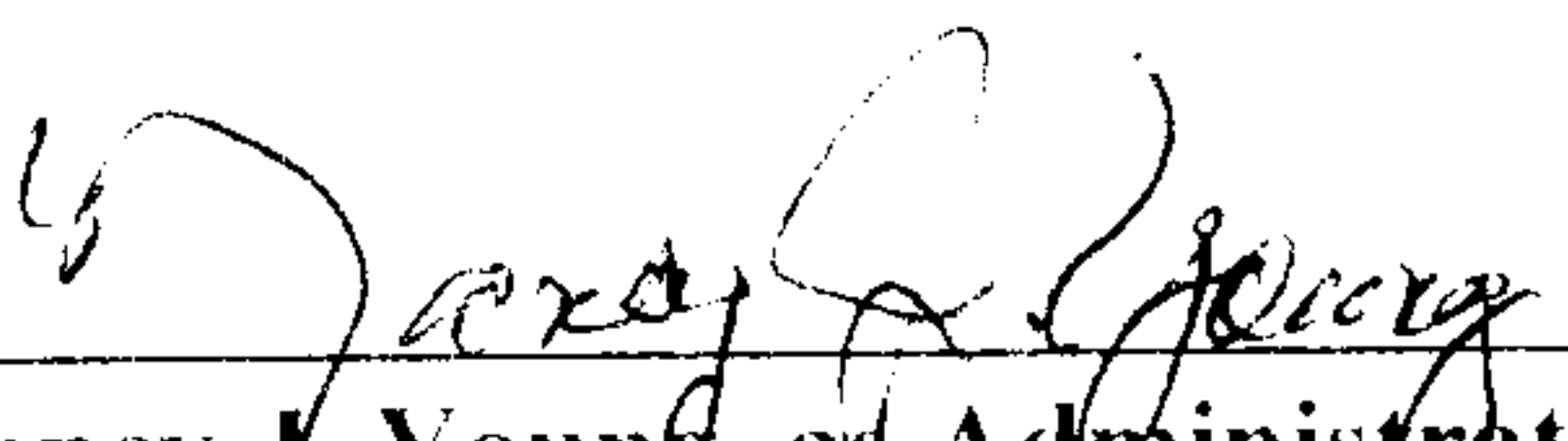
20240516000146200 3/5 \$36.00
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The legal description was provided by the Grantor herein. This instrument was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the 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 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, 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 they are 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 6th Day of May, 2024.



**Nancy J. Young, as Administratrix of the
Estate of Donald Jean Young, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2022-768**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

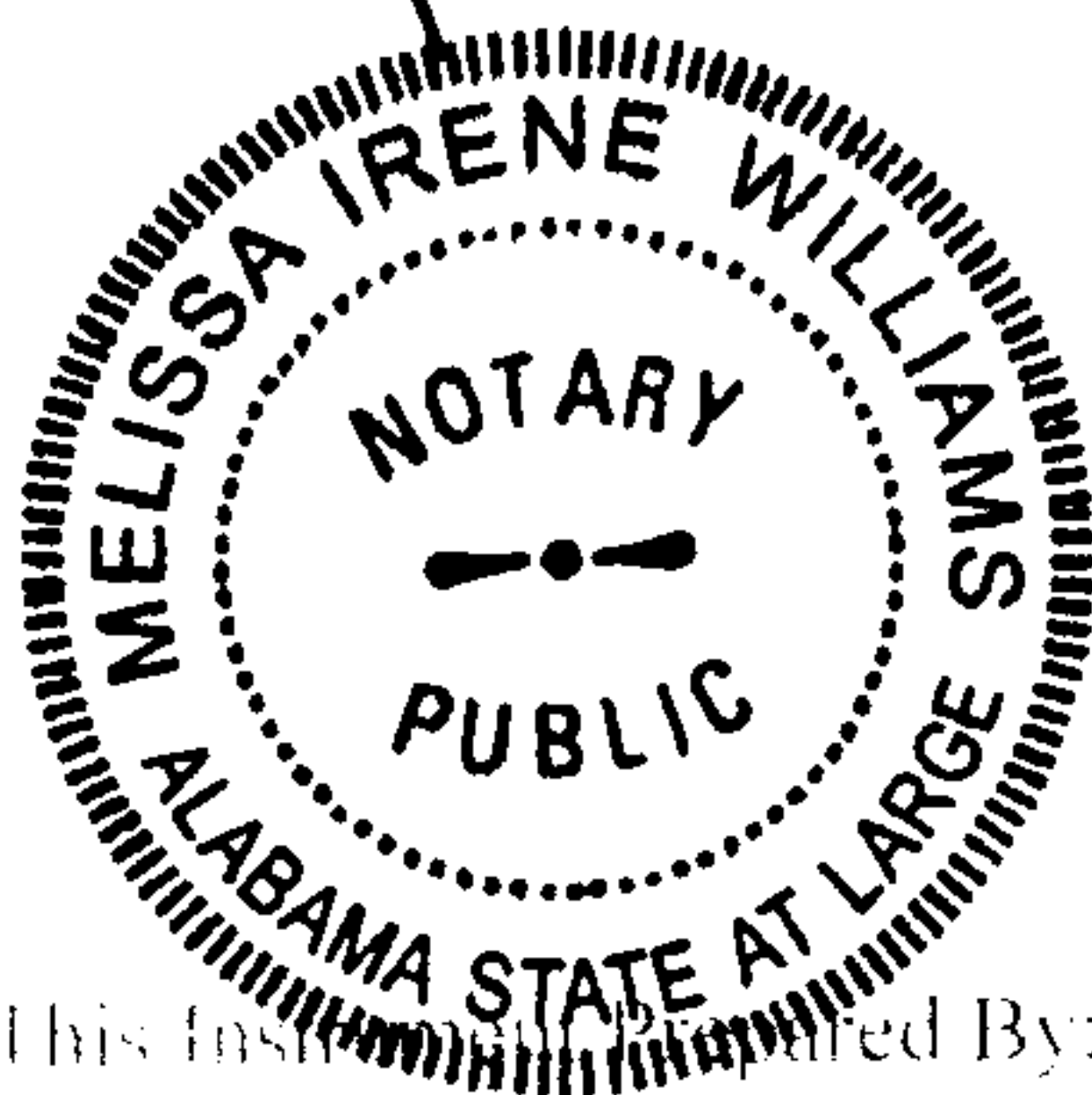
I, the undersigned, a Notary Public in and for said State, do hereby certify that *Nancy J. Young, as Administratrix of the Estate of Donald Jean Young, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of



20240516000146200 4/5 \$36.00
Shelby Cnty Judge of Probate, AL
05/16/2024 03:51:53 PM FILED/CERT

the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 6th Day of May, 2024.



Melissa Irene Williams

NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES JUNE 26, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



20240516000146200 5/5 \$36.00
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Real Estate Sales Validation Form

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

Grantor's Name Est. Donald Young
Mailing Address 570 North Horton Rd.
Wilsonville, AL 35126

Grantee's Name Nancy J. Young
Mailing Address 570 North Horton Rd.
Wilsonville, AL 35126

Property Address 570 North Horton Rd.
Wilsonville, AL 35126

Date of Sale 5/6/24
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 256,240.-

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 Tax Records

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 5/6/2024

Print Nancy Young

Unattested

(verified by)

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