

This Instrument was Prepared by:

Send Tax Notice To: Michael Valenti
Gwendolyn Valenti

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Two Thousand Dollars and No Cents (\$72,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of H. L. Conwill, Probate Case No. PR-2024-000386, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Valenti and Gwendolyn Valenti, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2024 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

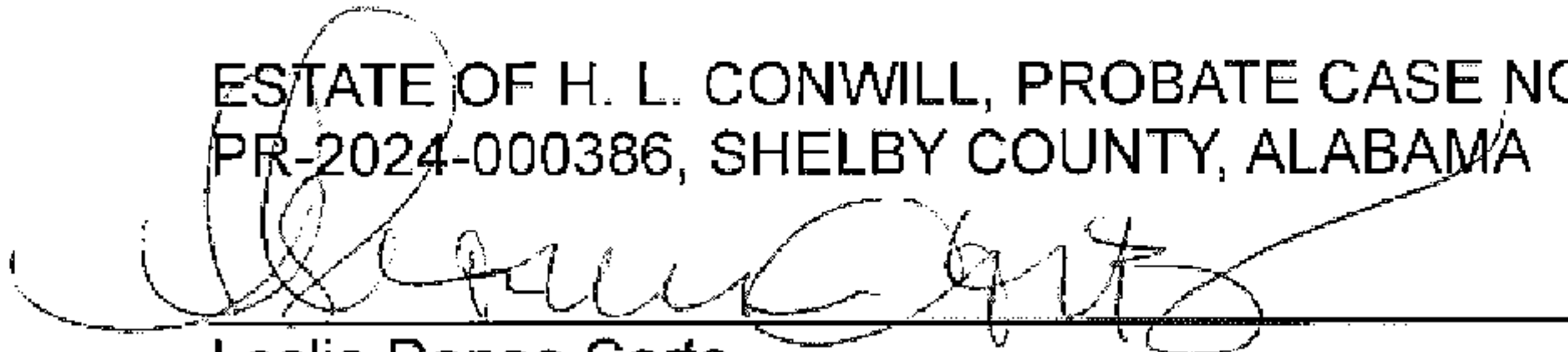
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of July, 2024.

ESTATE OF H. L. CONWILL, PROBATE CASE NO.
PR-2024-000386, SHELBY COUNTY, ALABAMA



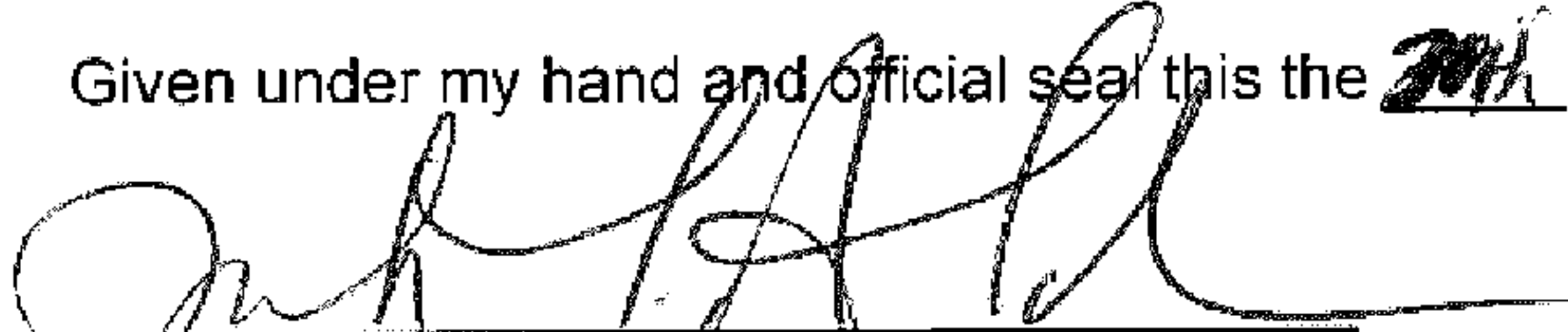
Leslie Renee Corts
Personal Representative

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Leslie Renee Corts as Personal Representative of The Estate of H. L. Conwill, Probate Case No. PR-2024-000386, Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of July, 2024.


Notary Public, State of Alabama

My Commission Expires: September 01, 2024



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the NE 1/4 of the SE 1/4, Section 3, Township 20 South, Range 2 East; thence run South along the West line of said 1/4-1/4 section a distance of 535 feet, to the SW corner of the Christine Givens lot in Deed Book 278, Page 704, and the point of beginning; thence turn an angle to the left of 91 degrees 52 minutes run East a distance of 897.20 feet to the West right of way line of Chancellor's Ferry Road; thence run South 28 degrees 17 minutes East and run along the said West line of Chancellor's Ferry Road a distance of 454.14 feet, said point being the center line of a drainage ditch; thence run South 69 degrees 13 minutes West a distance of 1,218.61 feet to the SW corner of the said NE 1/4 of SE 1/4; thence run North 1 degree 57 minutes a distance of 803.65 feet to the point of beginning.

Said property being a surveyed description of the same property conveyed to Clara Kelley by deed dated September 21, 1988, and recorded in Real Book 205, Page 531, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT 1 acre previously conveyed by Instrument 1998-27774;

LESS AND EXCEPT .75 acre previously conveyed by Instrument 2000-24022;

ALSO, LESS AND EXCEPT 1.81 acres previously conveyed by Instrument 2001-52152.

ALSO:

The North 92 feet of uniform width of the following described property.

Commence at the NW corner of the NE 1/4 of the SE 1/4, Section 3, Township 20 South, Range 2 East ; thence run South along the West line of said 1/4-1/4 Section a distance of 535 feet to the SW corner of the Christine Givens lot in Deed Book 278, Page 704, and the point of beginning; thence turn an angle to the left of 91 deg. 52 min. run East a distance of 897.20 feet to the West right-of-way line of Chancellor's Ferry Road; thence run South 28 deg. 17 min. East and run along the said West line of Chancellor's Ferry Road a distance of 454.14 feet, aid point being the center line of drainage ditch; thence run South 69 deg. 13 min. West a distance of 1,218.61 feet to the SW corner of the said NE 1/4 of SE 1/4; thence run North 1 deg. 57 min. a distance of 803.65 feet to the point of beginning. Said property being a surveyed description of the same property conveyed to Clara Kelley by Deed dated September 21, 1988, and recorded in Real Book 205, Page 531, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT the following described parcel:

Commence at the NW corner of the NE 1/4 of the SE 1/4, Section 3, Township 20 South, Range 2 East ; thence South along the West line of said 1/4-1/4 Section a distance of 535.00 feet for the point of beginning; thence South 1 deg. 57 min. 00 sec. West a distnace of 36.08 feet; thence North 88 deg. 07 min. 56 sec. East a distance of 917.41 feet to the West right-of-way line of Shelby County Road No. 79; thence North 28deg. 17 min. 00 sec. West along said road right-of-way for a distance of 40.20 feet; thence South 88 deg. 07 min. 56 sec. West a distance of 897.12 feet to the point of beginning. According to survey dated July 1, 2000, of Larry W. Carver, Ala. Reg. No. 15454.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2024 01:00:57 PM
 \$100.00 BRITTANI
 20240801000239230

Allen S. Boyd

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 H. L. Conwill, Probate Case No. PR-2024-000386, Shelby County, Alabama	Grantee's Name	Michael Valenti Gwendolyn Valenti
Mailing Address	1737 Sun Valley Rd. Harpersville, 35078 35078	Mailing Address	
Property Address	1737 Sun Valley Rd. Harpersville, AL 35078	Date of Sale	July 30, 2024
		Total Purchase Price	\$72,000.00
		or	
		Actual Value	
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 July 30, 2024

Print Estate of H. L. Conwill, Probate Case No.
PR-2024-000386, Shelby County, Alabama

Unattested

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)