

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 Carolyn Dennis, deceased, in accordance with her will probated in Case No. PR-2024-000362 in the Probate Court of Shelby County, Alabama, the undersigned Beverly A. Justice, personal representative of said estate, pursuant to the provisions in said will and in accordance with the power given to her in said will, and Magan R. Cahoon, married, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey to Beverly A. Justice, individually (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

The following real property in Section 33, Township 20 South, Range 1 East:

SW ¼ of NW ¼ lying Southeast of Shelby County Highway No. 61

S ½ of NW ¼ of SE ¼ of NW ¼

S ½ of SE ¼ of NW ¼

SW ¼ of SW ¼ of NE ¼

W ½ of SE ¼ of SW ¼ of NE ¼

Subject to easements and rights of way of record.

The above-described property is not the homestead of GRANTOR or spouses.

Carolyn Dennis is one and the same person as Carolyn R. Dennis and was the surviving grantee named in the deed recorded in Deed Book 333, page 655, in the Probate Office of Shelby County, Alabama, the other grantee, Kenneth R. Dennis, having died on November 11, 2003 while married to Carolyn Dennis.

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



20240920000294190 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
09/20/2024 03:39:43 PM FILED/CERT

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal this 20th
day of September, 2024.

Beverly A. Justice
Beverly A. Justice as personal representative

Magan R. Cahoon
Magan R. Cahoon

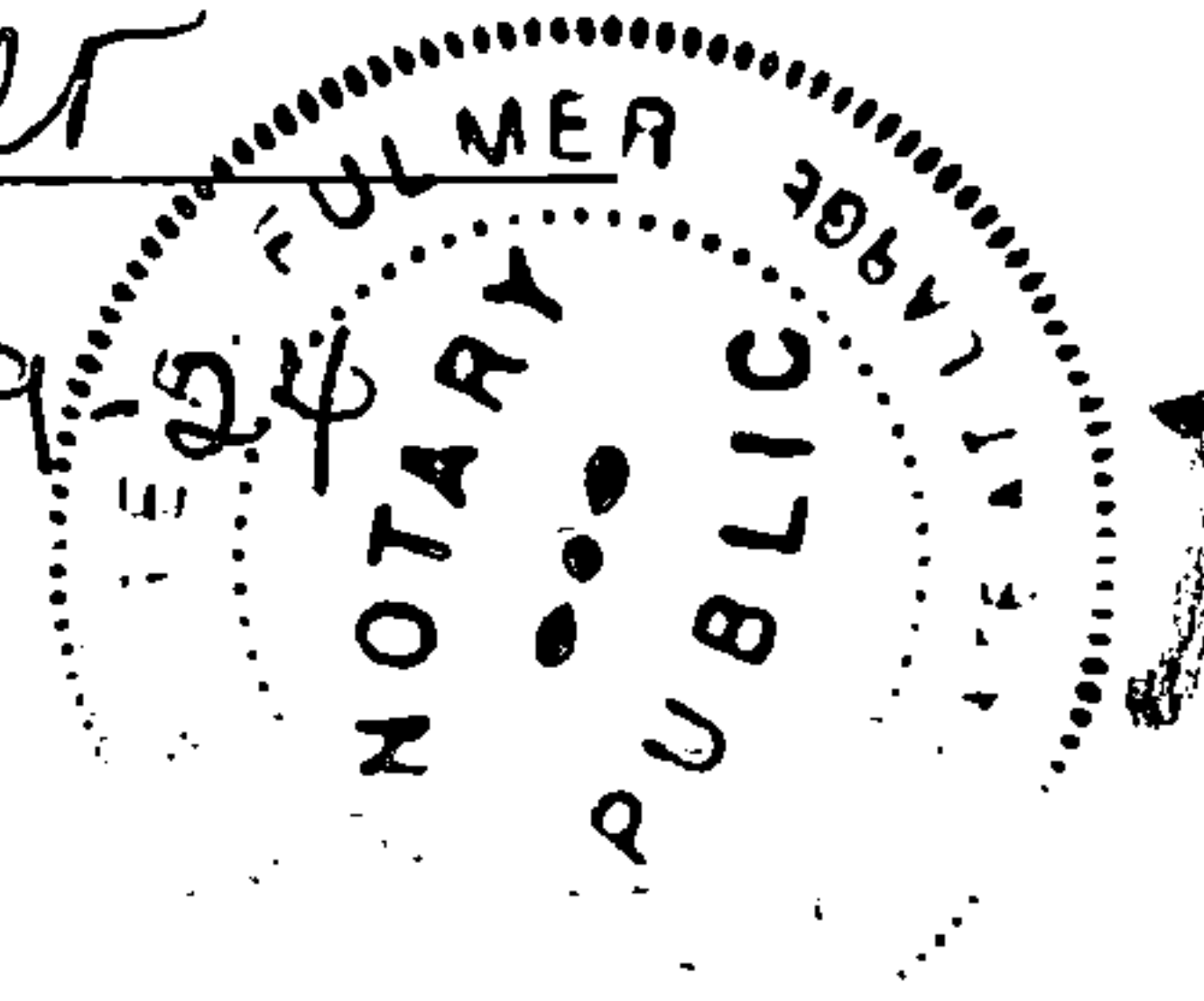
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beverly A. Justice, whose name as personal representative of the estate of Carolyn Dennis, 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 20th day of September, 2024.

Charles Fulmer
Notary Public

My commission expires: 10-9-24



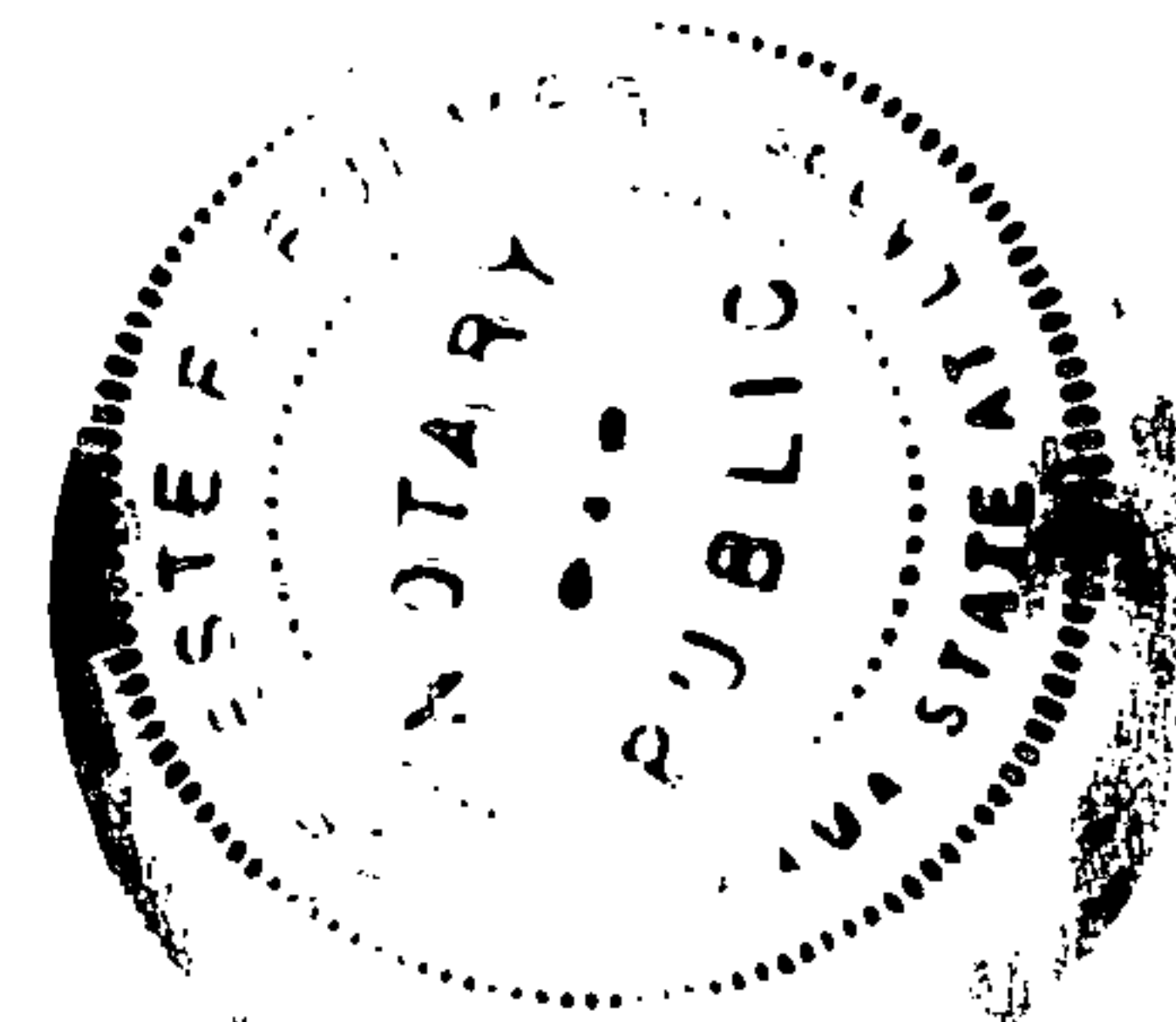
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Magan R. Cahoon, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of September, 2024.

Charles Fulmer
Notary Public

My commission expires: 10-9-24



Real Estate Sales Validation Form

20240920000294190 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
09/20/2024 03:39:43 PM FILED/CERT

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

Grantor's Name see deed
Mailing Address PO Box 1144
Columbiana, AL 35051

Grantee's Name Beverly A. Justice
Mailing Address PO Box 1144
Columbiana, AL 35051

Property Address Hwy 61
Wilsonville, AL 35186

Date of Sale
Total Purchase Price \$
or
Actual Value \$ 348,106
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 ☐ Appraisal
☐ Sales Contract ☒ Other assessor's current market 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

Print Beverly A. Justice, personal representative

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1