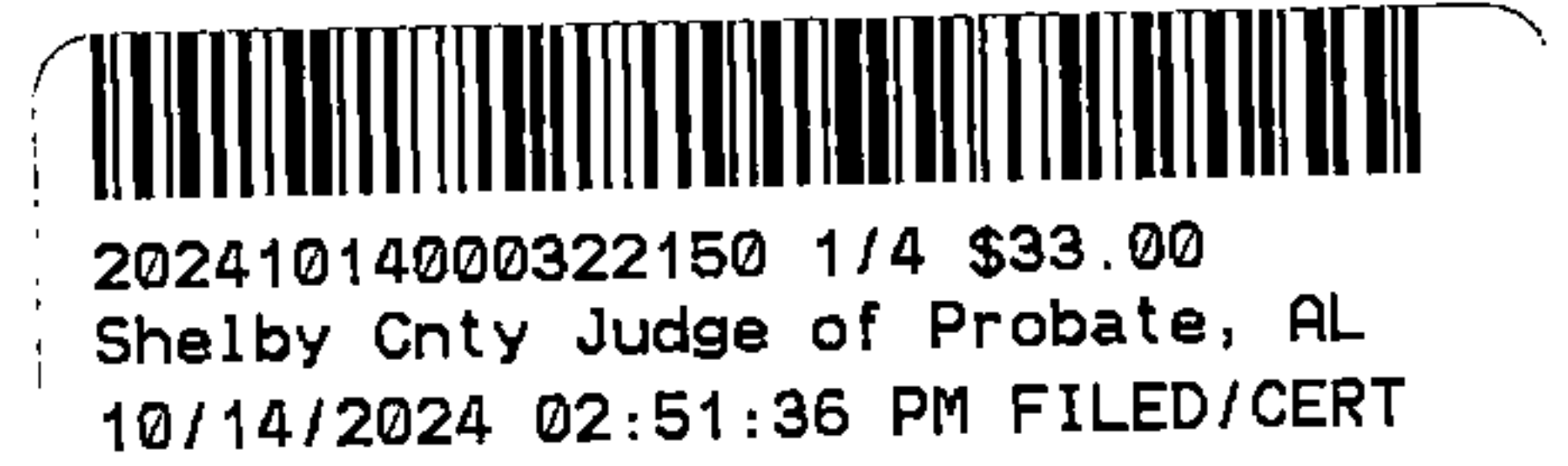


SEND TAX NOTICE TO:

Mitzi Pugh
326 Highway 39
Chelsea, AL 35043

THIS INSTRUMENT WAS PREPARED BY:

WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE • ARNOLD • GRAHAM
Grace Graham
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 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:

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 9, Township 20 South, Range 2 East, and also a parcel of land across the North end of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 9, Township 20 South, Range 2 East, more particularly described as follows:

Begin at the Northwest corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 9 and run thence East along the North boundary line of said quarter-quarter Section a distance of 1319.21 feet to a point, which said point is the Northeast corner of said quarter-quarter Section; thence turn an angle of 90 degrees to the right and run Southerly along the Eastern boundary of said quarter-quarter Section a distance of 402.5 feet to a point on the North right of way line of a County road; thence turn to the right and run Westerly along the North boundary of the right of way of said road a distance of 1320.9 feet to a point on the Western boundary of said quarter-quarter Section; thence turn to the right and run North along the Western boundary of said quarter-quarter Section a distance of 339.13 feet to the point of beginning.

Mary Marlene Pugh (AKA Mary Marline Pugh) died on December 26, 2019, and her death preceded the death of James Roland Pugh on August 7, 2022.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
the 11 day of October, 2024.

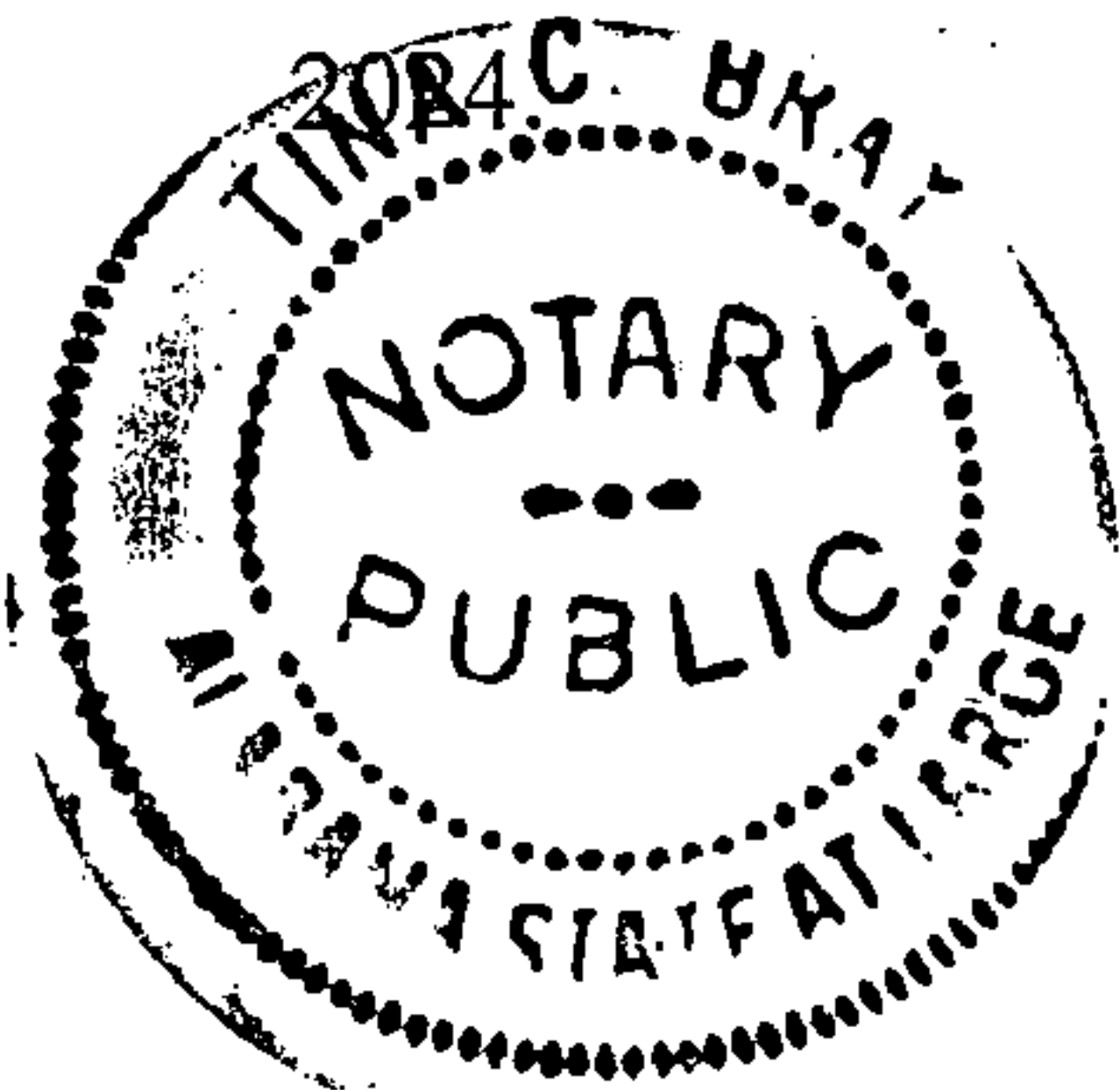
Mitzi Pugh
MITZI PUGH, personal representative

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 11th day of October,

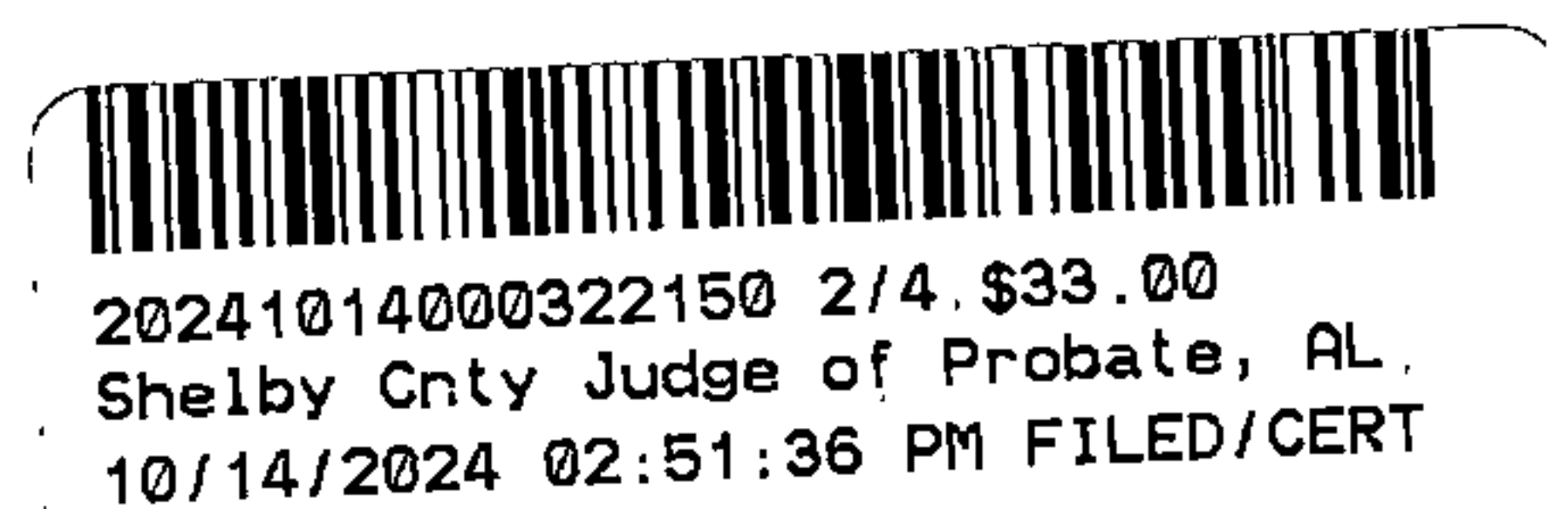


Tina C. Blum
Notary Public
My Commission Expires: 7-27-27

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.

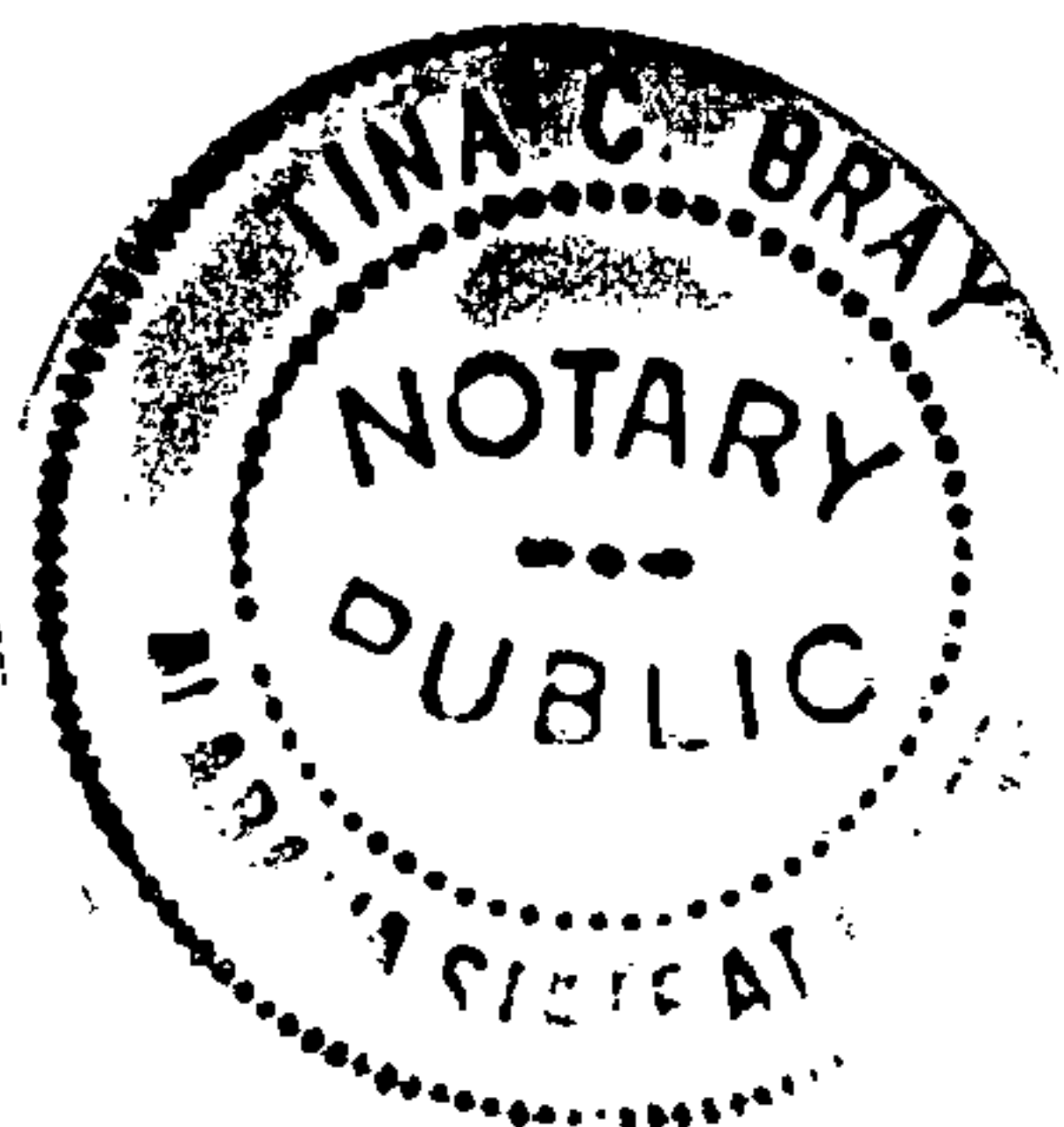
Given under my and official seal this 11th day of
October, 2024.



Tina C. Bray

Notary Public

My Commission Expires: 7-27-27



20241014000322150 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
10/14/2024 02:51:36 PM FILED/CERT

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
Mailing Address 326 Hwy 39, Chelsea, AL 35043
Melissa Isbell, 2001 Chardonnay
Way, Homewood, AL 35126

Grantee's Name Mitzi Pugh
Mailing Address 326 Hwy 39
Chelsea, AL 35043

Property Address 1862 Tanyard Rd
Harpersville, AL 35078

Date of Sale 10/11/24
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 416,440



20241014000322150 4/4 \$33.00
Shelby Cnty Judge of Probate, AL
10/14/2024 02:51:36 PM FILED/CERT

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 Estate Deed

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 10/11/2024

Print Mitzi Pugh

Unattested

Sign Mitzi Pugh

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1