



20241014000322160 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/14/2024 02:51:37 PM FILED/CERT

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 (herein referred to as GRANTEE, whether one or more), in her individual capacity, the following described real estate situated in Shelby County, Alabama to-wit:

For a POINT OF BEGINNING, commence at the Northwest corner of Section 10, Township 20 South, Range 2 East, Shelby County, Alabama and thence South 89 degrees 18 minutes 03 seconds East along the North boundary of said Section 10 for a distance of 2670.62 feet to a ½" capped rebar set (10559) established as the Northeast corner of the North one-half of the Northwest quarter of said Section 10; thence South 0 degrees 28 minutes 52 seconds West 1317.25 feet to an ½" capped rebar set (10559) established as the Southeast corner of the North one-half of the Northwest quarter of said Section 10; thence North 89 degrees 45 minutes 25 seconds West 1332.39 feet to an ½" capped rebar set (10559) established as the Northeast corner of the Southwest quarter of the Northwest quarter of said Section 10; thence South 0 degrees 21 minutes 17 seconds West 1249.81 feet to an ½" capped rebar set (10559) at the intersection of the East boundary of the aforementioned SW ¼ -NW ¼ and the Northeasterly boundary of County Road 449 (Tanyard Road); thence proceed along the Northerly boundary of said road the following courses; thence North 18 degrees 18 minutes 31 seconds West 24.08 feet to a calculated point on right of way; thence North 25 degrees 45 minutes 53 seconds West 127.94 feet to a calculated point on right of way; thence North 37 degrees 00 minutes 39 seconds West, 145.74 feet to a calculated point on right of way; thence North 50 degrees 48 minutes 44 seconds West, 92.86 feet to a

calculated point on right of way; thence North 59 degrees 10 minutes 45 seconds West, 84.85 feet to a calculated point on right of way; thence North 65 degrees 17 minutes 50 seconds West along said road boundary for a distance of 1134.42 feet to a ½" capped rebar set (10559) at the intersection of the North boundary of said road and the West boundary of Section 10, Township 20 South, Range 2 East, Shelby County, Alabama; thence North 0 degrees 13 minutes 51 seconds East, along the West boundary of said Section 10 for 1763.26 feet to a concrete monument and back to the POINT OF BEGINNING of herein described parcel of land.

The above described parcel of land is located in the Northwest quarter of Section 10, Township 20 South, Range 2 East, Shelby County, Alabama.


According to the survey of Billy R. Martin, Al. Reg. No. 10559, dated April 15, 1998 as shown:

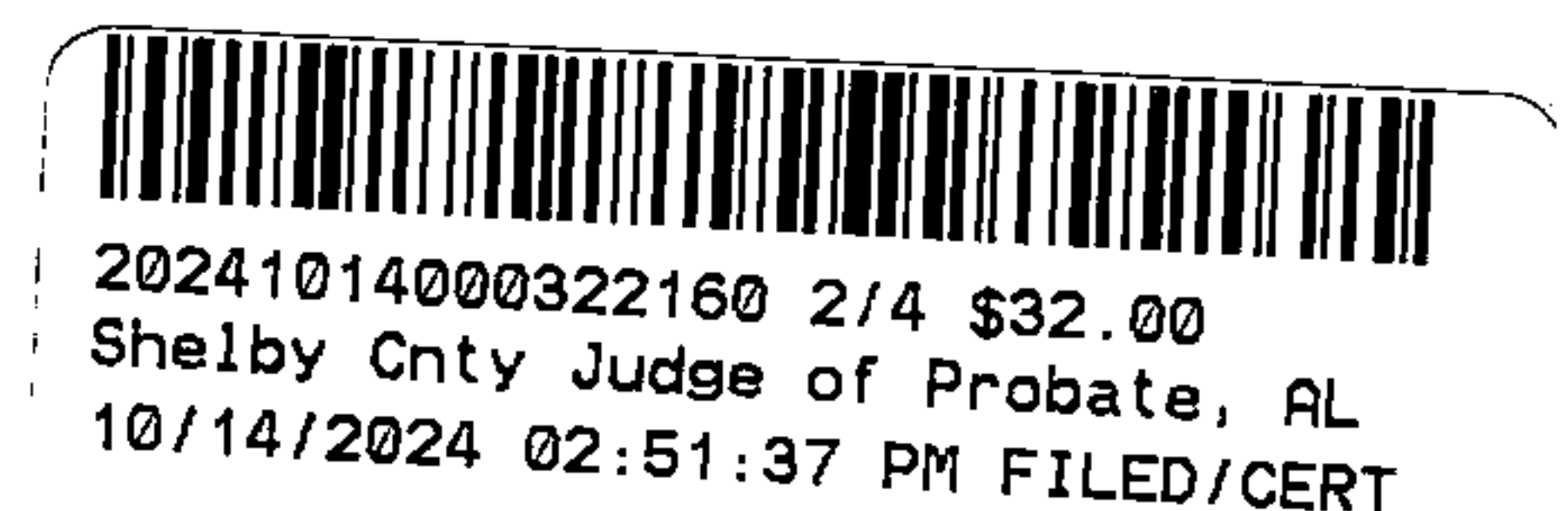
Mary M. (Marline) Pugh died on December 26, 2019, and her death preceded the death of James Roland Pugh on August 7, 2022.

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, personal representative

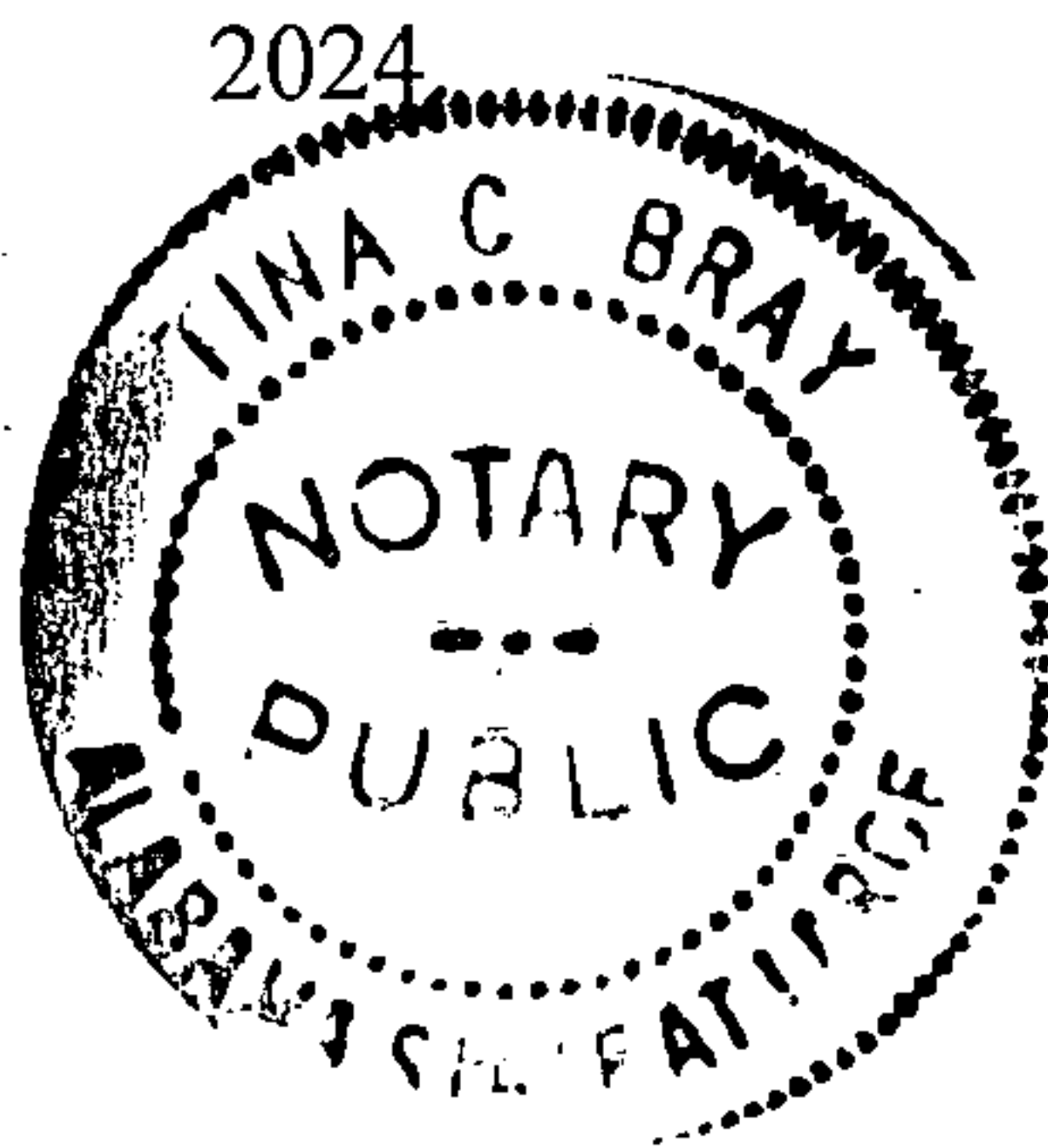

MELISSA ISBELL, personal representative



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,

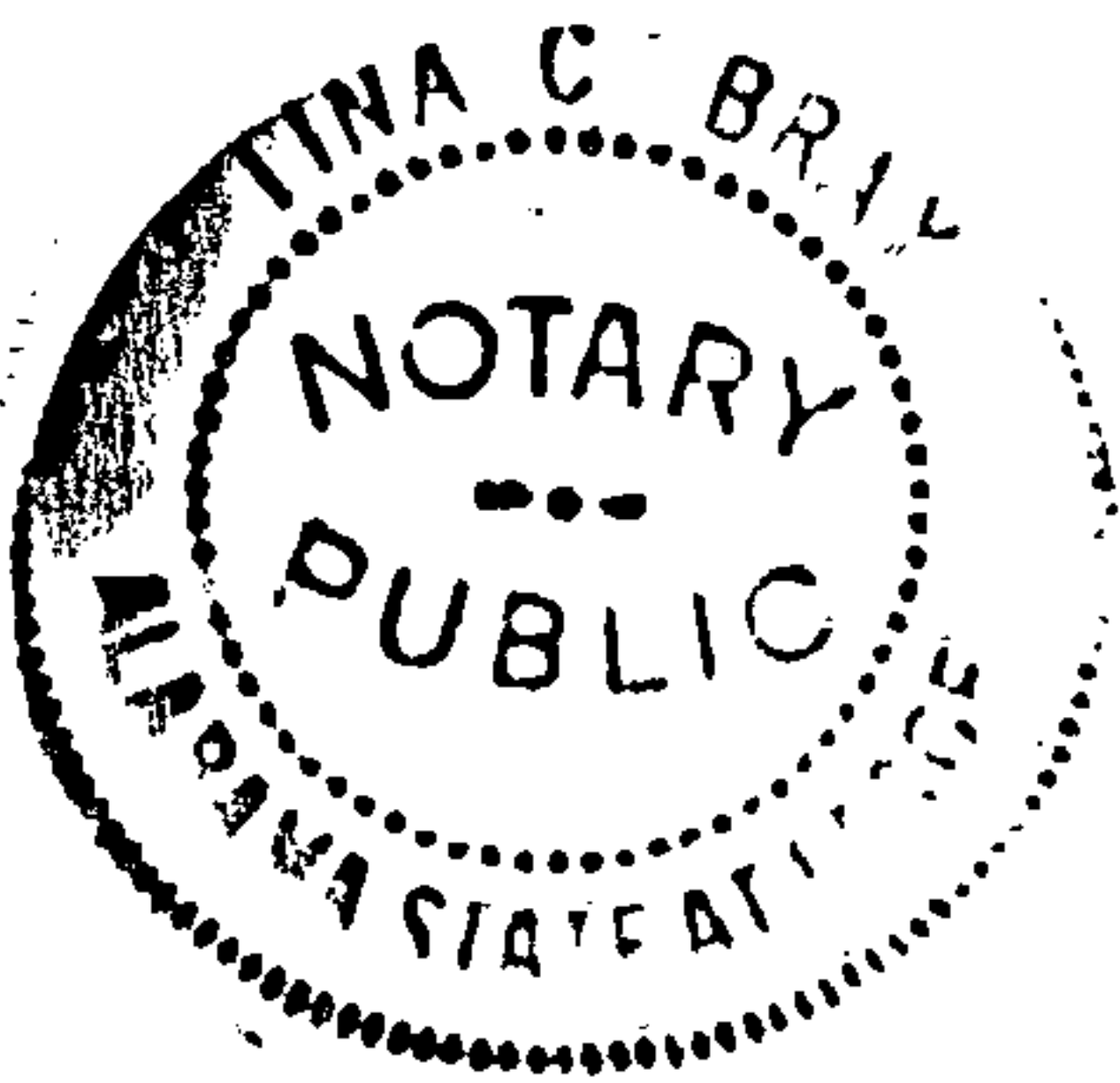


Tina C. Bray
Notary Public
My Commission Expires: 7-27-27


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


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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 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 1446 Tanyard Road
Harpersville, AL 35078

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

or
Actual Value \$ _____

or
Assessor's Market Value \$ 594,830



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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