

GRANTEE'S ADDRESS:
324 College Street
Vincent, Alabama 35178

STATUTORY WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 30th day of October, 2024, in consideration of THIRTY-FIVE THOUSAND AND 00/100 DOLLARS (\$35,000.00) and other good and valuable consideration, the undersigned, **LESLIE RENEE CORTS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF H.L. CONWILL, Probate Case No. PR-2024-000386, Shelby County, Alabama**, whose address is 608 Dexter Avenue, Birmingham, Alabama, 35213, herein referred to as Grantor, does hereby grant, bargain, sell and convey unto **TOMMY W. WADE**, whose address is 324 College Street, Vincent, Alabama, 35178, herein referred to as Grantee, in fee simple, the following described real estate, lying and being in Shelby County, Alabama, to-wit:

See attached Exhibit "A".

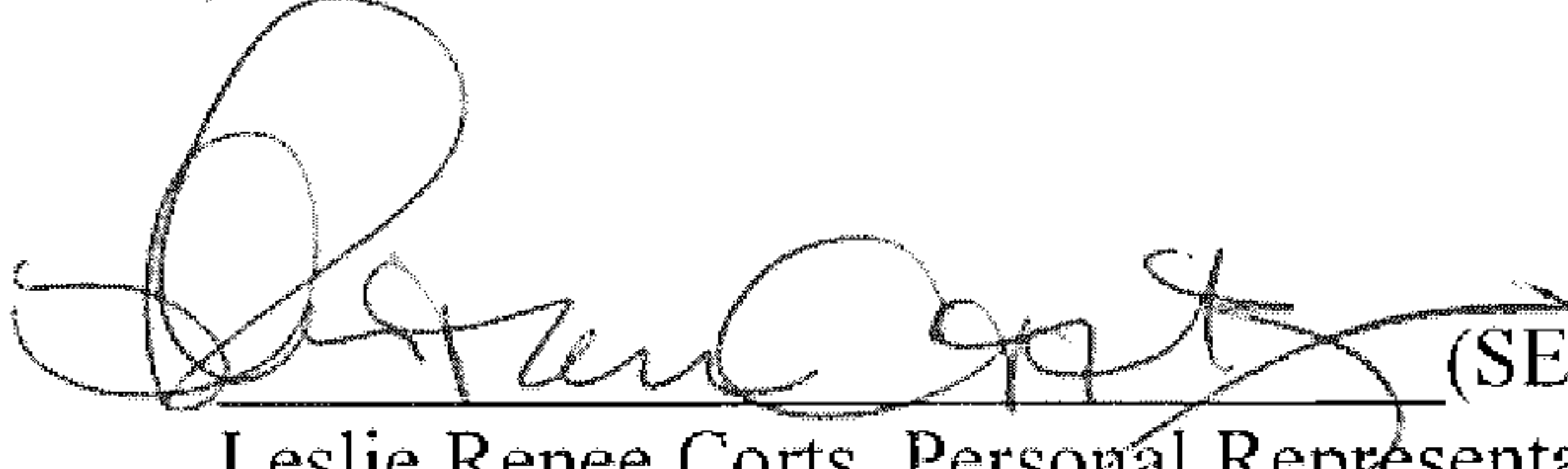
Property address: Not yet assigned.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belong or in anywise appertaining unto the Grantee forever.

And the Grantor does hereby covenant with and represent unto the Grantee that it is seized in fee simple of the lands above described; that at the time of 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 have hereunto set my hand and seal as Personal Representative of the Estate of H.L. Conwill, Deceased.

 (SEAL)
Leslie Renee Corts, Personal Representative
of the Estate of H.L. Conwill, Deceased.

STATE OF ALABAMA,

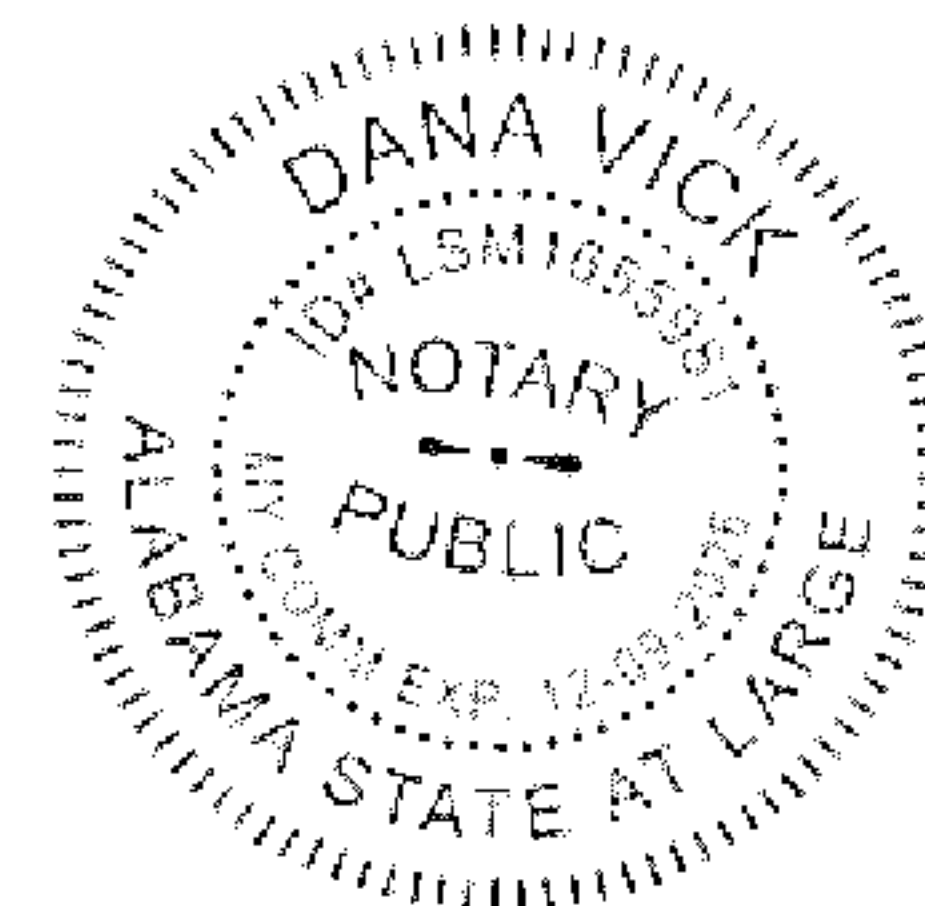
TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that LESLIE RENEE CORTS, as Personal Representative of the Estate of H.L. Conwill, Deceased, is acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Personal Representative and with full authority, executed the same voluntarily pursuant to the Last Will and Testament of H.L. Conwill, Deceased.

Given under my hand this the 30th day of October, 2024.


NOTARY PUBLIC

My Commission Expires: 12/9/2026



This instrument prepared by:

J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200

Grantor: Leslie Renee Corts as Personal Representative of the Estate of H.L. Conwill

Grantee: Tommy W. Wade

Exhibit "A"

One lot in Vincent, Alabama, described as follows: Beginning at the NW corner of the SW 1/4 of the NW 1/4, Section 14, Township 19 South, Range 2 East, and running East 420 feet; thence South 315 feet; thence West 420 feet; thence North 315 feet to the point of beginning. Being a part of the SW 1/4 of NW 1/4 of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama.

LESS AND EXCEPT: A tract of land located in the SW 1/4 of the NW 1/4 of Section 14, Township 19 South, Range 2 East, described as follows:

Commence at the NW corner of said 1/4-1/4 Section and run South along the West line of said 1/4-1/4 Section a distance of 215 feet to the point of beginning of the property herein conveyed; thence run East a distance of 250 feet; thence run South 100 feet to a point; thence run West a distance of 250 feet to a point on the West line of said 1/4-1/4 Section; thence North along the West line of said 1/4-1/4 Section a distance of 100 feet to the point of beginning.

ALSO, LESS AND EXCEPT: From the Northwest corner of the SW 1/4 of NW 1/4 of Section 14, Township 19 South, Range 2 East, proceed South along the West boundary of said 1/4-1/4 Section a distance of 164.95 feet to the point of beginning of herein described parcel of land; thence continue along same course for a distance of 45.00 feet; thence turn 95 degrees 22 minutes 45 seconds left and proceed in a Northeasterly direction for a distance of 250.00 feet; thence turn 84 degrees 37 minutes 15 seconds and proceed in a Northerly direction parallel to the West boundary of the SW 1/4 of NW 1/4 of said Section 14 for a distance of 45.00 feet; thence turn 95 degrees 22 minutes 45 seconds left and proceed in a Southwesterly direction parallel to the South boundary of herein described parcel of land for a distance of 250.00 feet to the point of beginning of herein described parcel of land.

The above described parcel of land is located in the SW 1/4 of NW 1/4, Section 14, Township 19 South, Range 2 East, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Leslie Renee Corts as Personal Rep.
 Mailing Address of the Estate of H.L. Conwill
608 Dexter Avenue
Birmingham, AL 35213

Grantee's Name Tommy W. Wade
 Mailing Address 324 College Street
Vincent, AL 35178

Property Address Not yet assigned
Vincent, AL 35178

Date of Sale 10-30-2024

Total Purchase Price \$ 35,000.0



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/06/2024 10:32:19 AM
 \$66.00 JOANN
 20241106000345920

or
 Actual Value \$

or
 Assessor's Market Value \$

The purchase price or actual value claimed on this deed 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

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 10-30-2024

Print J. Van Wilkins

☐ Unattested

Bona Vich
 (verified by)

Sign

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