

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Lauren Butler & Austin Butler
8350 County Road 51
Sterrett, AL 35147

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of **ONE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (105,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Dennis Gary Stewart and Cynthia M. Price, Personal Representative(s) of the Estate of Mary Alline Stewart, deceased, Shelby County, Alabama Probate Case No. PR-2024-000207

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Lauren Butler and Austin Butler

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Commence at the Northeast corner of Section 29, Township 13 South, Range 1 East, Shelby County, Alabama, thence run South along the East line of said Section 29 a distance of 431.92 feet to the point of beginning; thence turn an angle of 59 degrees 58 minutes 43 seconds to the left and run a distance of 86.31 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 275.70 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 70.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 375.70 feet; thence turn an angle of 90 degrees 00 minutes to the left and - run a distance of 307.00 feet to the Southeast right-of-way line of Shelby County Highway No. 51; thence turn an angle of 90 degrees 00 minutes to the left and run along said right-of-way line a distance of 100.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 150.69 feet to the point of beginning. Situated in the NE 1/4 of the NE 1/4, Section 29, and the NW 1/4 of the NW 1/4, Section 28, both in Township 19 South, Range 1 East, Shelby County, Alabama.

Also:
Begin at the Northeast corner of the NE 1/4 of NE 1/4 of Section 29, Township 19, Range 1 East, and run South 500 feet to an iron stake to the point of beginning of the lands herein described; thence Northwesterly 61 yards to an iron stake on the East margin of the Pumpkin Swamp Road 35 yards to an iron stake; thence Southeasterly 79 yards to an iron stake on the East boundary of said NE 1/4 of NE 1/4; thence North 35 yards to the point of beginning. Situated in Shelby County, Alabama.

Also:
Commence at the Northeast corner of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, thence run South along the East line of said Section 29 a distance of 431.92 feet to the point of beginning; thence turn an angle of 59 deg. 58 min. 43 sec. to the left and run a distance of 86.31 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 275.70 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 237.00 feet to the Southeast right-of-way line of Shelby County Highway No. 51; thence turn an angle of 90 deg. 00 min. to the right and run along said right-of-way line a distance of 275.70 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 150.69 feet to the point of beginning.

Note: John H. Stewart, a joint grantee in book 48 Page 72, Book 311 Page 749, and Book 331 Page 80, is deceased, having passed away the 22nd day of January, 2016.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 13th day of November, 2024.

Estate of Mary Alline Stewart,
deceased, Shelby County, Alabama Probate
Case No. PR-2024-000207

Dennis Stewart
Dennis Gary Stewart, Personal Representative

Cynthia M. Price
Cynthia M. Price, Personal Representative

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dennis Gary Stewart and Cynthia M. Price, Personal Representative(s) of the Estate of Mary Alline Stewart, deceased, Shelby County, Alabama Probate Case No. PR-2024-000207**, whose name are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Personal Representative(s) and with full authority, executed the same voluntarily for and on behalf of said Estate.

Given under my hand and official seal this 13th day of November, 2024.

[Signature]
Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name <u>Dennis Gary Stewart and Cynthia M. Price, Perso</u> <u>Representatives of Estate of Mary Alline Stewart,</u> <u>deceased, Shelby County, Alabama Probate Case</u> <u>PR-2024-000207</u> Mailing Address <u>913 Alice Dr</u> <u>Sylacauga AL 35150</u> Property Address <u>8350 County Road 51</u> <u>Sterrett, AL 35147</u>	Grantee's Name <u>Lauren Butler and Austin Butler</u> Mailing Address <u>230 Farmingdale Trace</u> <u>Harpersville, AL 35078</u> Date of Sale <u>11 / 13 / 2024</u> Total Purchase Price <u>\$105,000.00</u> 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"/> Sales Contract <input checked="" type="checkbox"/> Closing Statement	<input type="checkbox"/> Appraisal <input type="checkbox"/> 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 11 / 13 / 2024

☐ Unattested

Print

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/14/2024 11:31:04 AM
 \$134.00 BRITTANI
 20241114000353600

Form RT-1

Alvin S. Bayl