

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



20241202000370870 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
12/02/2024 01:18:39 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Mary A. Davis, deceased, in accordance with her will probated in Case No. PR-2021-000349 in the Probate Court of Shelby County, Alabama, the undersigned Amelia Milstead Killingsworth and Edwin Wayne Milstead, Jr., personal representatives of said estate (herein referred to as GRANTOR, whether one or more) pursuant to the provisions in said will and in accordance with the power given to them in said will do grant, bargain, sell and convey to Amelia Milstead Killingsworth, individually, and Edwin Wayne Milstead, Jr., individually, equally as tenants in common (herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama to-wit:

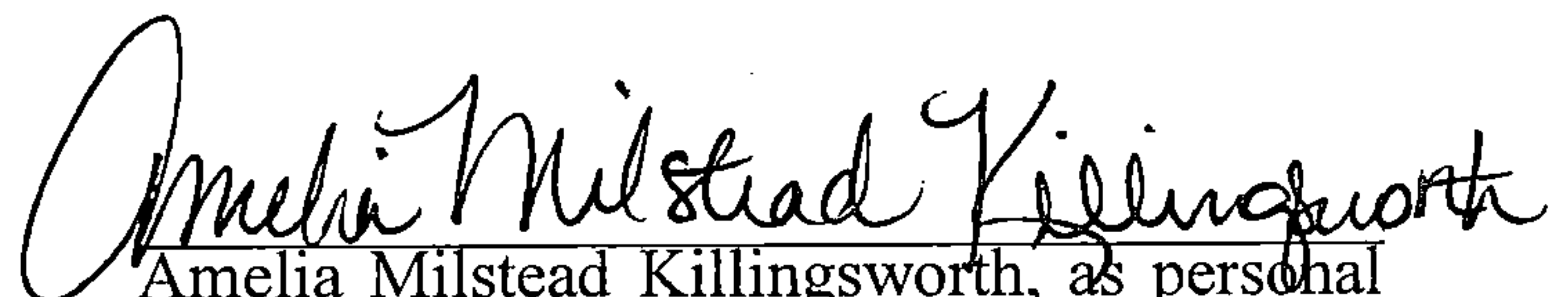
Lot No. 12 and the South one-half of Lot No. 11, Block 3, according to First Addition to Cedar Grove Estates and being a part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, as shown on map recorded in Map Book 3, page 141, in the Probate Office of Shelby County, Alabama.


Mary A. Davis, deceased, a/k/a Mary Amelia Davis, was the surviving grantee in the deed recorded in Deed Book 287, Page 30, in the Probate Office of Shelby County, Alabama, the other grantee, Carl C. Davis, having died on August 29, 2013, while married to Mary A. Davis a/k/a Mary Amelia Davis.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR's hand and seal this

25th day of November, 2024.


Amelia Milstead Killingsworth, as personal
representative


Edwin Wayne Milstead, Jr., as personal
representative

STATE OF ALABAMA
COUNTY OF SHELBY

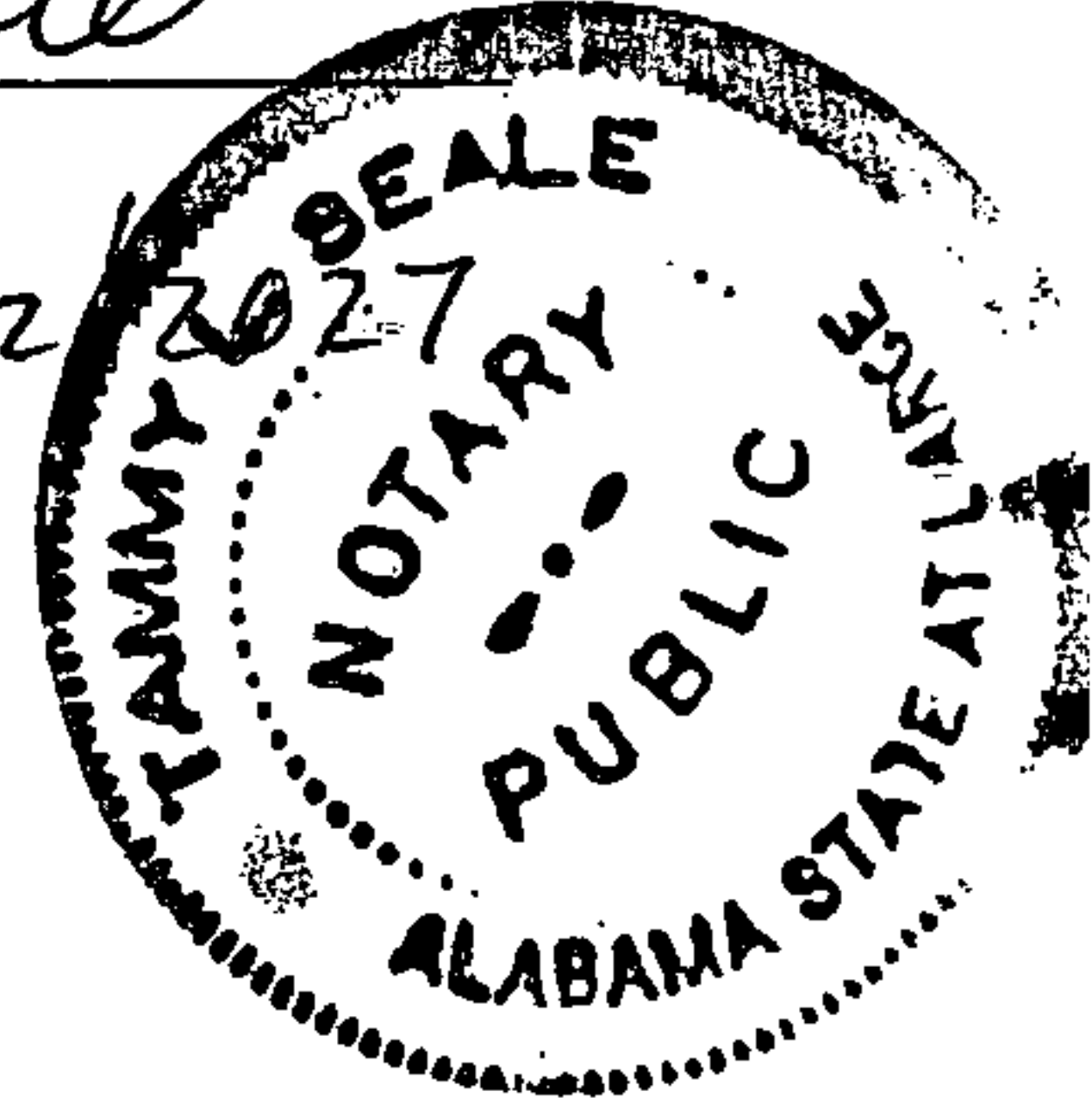
20241202000370870 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
12/02/2024 01:18:39 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amelia Milstead Killingsworth, whose name as personal representative of the estate of Mary A. Davis, 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 25th day of November, 2024.

Tammy L. Seale
Notary Public

My commission expires: 07/12/2027



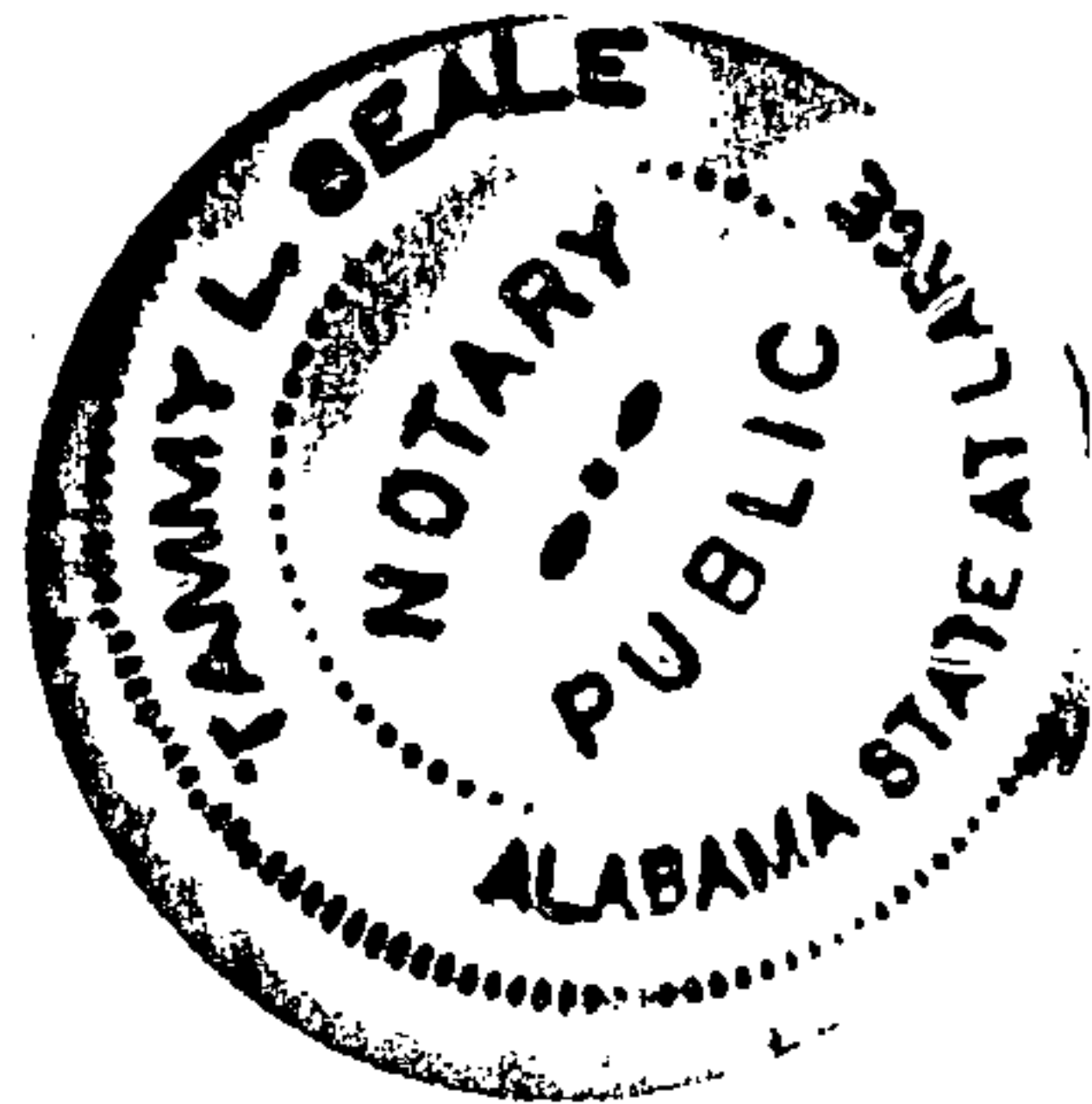
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edwin Wayne Milstead, Jr., whose name as personal representative of the estate of Mary A. Davis, 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, he as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of November, 2024.

Tammy L. Seale
Notary Public

My commission expires: 07/12/2027



Real Estate Sales Validation Form

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

Grantor's Name	Estate of Mary A. Davis
Mailing Address	616 14th Street
	Calera, AL 35040

Grantee's Name see deed

Mailing Address 616 14th Street
Calera, AL 35040

Property Address 1107 2nd Street NE
Alabaster, AL 35007

Date of Sale 11-25-24
Total Purchase Price \$

Actual Value or \$ 157,820.00

or
Assessor's Market Value \$



20241202000370870 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
12/02/2024 01:18:39 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
x Other assessor's current market value

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 11-25-24

Print Amelia Milstead Killingsworth, personal representative

_____ Unattested _____
(verified by)

Sign Amelia M. Sted Killingsworth
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1