



20241216000383750 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/16/2024 09:55:48 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, PHYLLIS H. BLACK, a single woman, individually and in her capacity as the Executor of the Estate of Douglas Victor Black, Shelby County, Alabama, the undersigned Grantor, do grant, bargain, sell and convey my interest to Phyllis Black, the Grantee in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN.

Subject existing covenants and restrictions, easements, building lines and limitations of record.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with

the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this
12/11/24.

Phyllis H. Black (SEAL)
Phyllis H. Black, Individually

Phyllis H. Black (SEAL)
The Estate of DOUGLAS VICTOR BLACK-Case No.
2024-000179

By: Phyllis H. Black
Its: Executor



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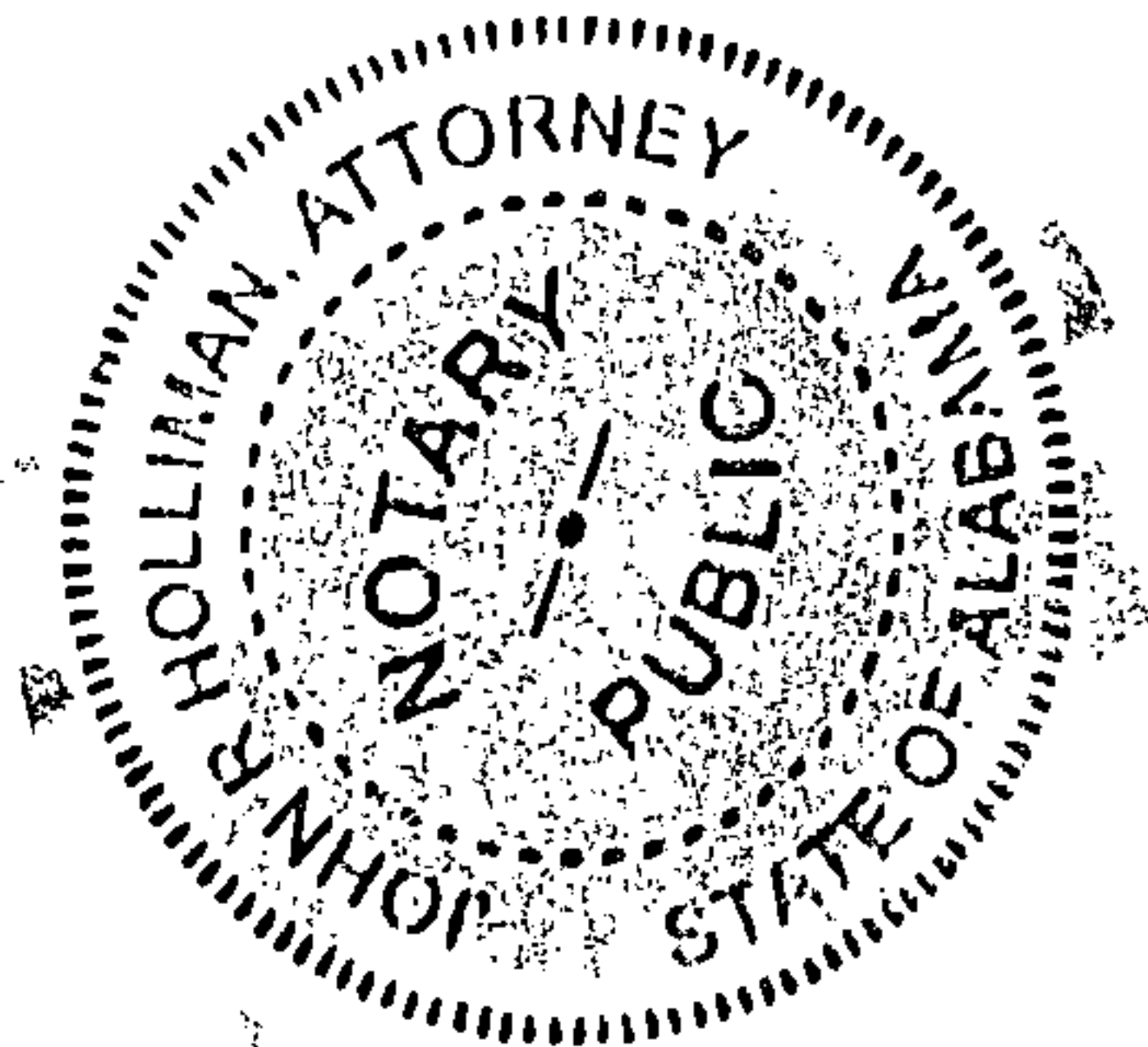
STATE OF AL
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **PHYLISS H. BLACK, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTOR OF THE ESTATE OF DOUGLAS VICTOR BLACK** signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12/11/24
John Holliman
Notary Public my comm exp: 8/18/27

This Instrument was Prepared By:
John Holliman, Esq.
2491 Pelham Pkwy
Pelham, AL 35124

Grantees Address to Send Tax Notice:
Phyllis Black
939 TIMBERLINE CIR
CALEBA AL 35040





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Exhibit A

A parcel of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West, and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 19 South, Range 3 West, all in Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of Section 25; thence East along the North line thereof of a distance of 650.09 feet to the point of beginning; thence right 89 deg. 05 min. and run in a Southerly direction a distance of 179.87 feet to a point on the Northeast right of way line of Old Highway No. 31; thence left 28 deg. 02 min. and run Southeast along right of way line a distance of 56.23 feet; thence left 85 deg. 31 min. 52 sec. and run Northeast 227.73 feet; thence left 94 deg. 28 min. 08 sec. and run Northwest a distance of 225.82 feet; thence 87 deg. 13 min. left and run Southwest a distance of 142.67 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the NW corner of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, run in an easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 500.48 feet, more or less, to a point of intersection with the centerline of the existing Old Highway #31, being the point of beginning; thence continue in an easterly direction along said North line for a distance of 149.61 feet to an existing iron pin; thence turn an angle to the right of 89° 05' and run in a southerly direction for a distance of 284.52 feet, more or less, to a point of intersection with the centerline of the existing Old Highway #31; thence turn an angle to the right 152° 27' 49" and run in a northwesterly direction along said centerline of Old Highway #31 for a distance of 323.57 feet, more or less, to the point of beginning. Less and except any part lying in the road right of way of said Old Highway #31; being situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
08/17/2011 12:26:24 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 THE ESTATE of
Mailing Address DOUGLAS VICTOR BLACK

Grantee's Name Phyllis BLACK
Mailing Address 939 TIMBERLINE CIR
CALERA AL 35040

Property Address 1927 OLD MONTGOMERY
HWY
BIRMINGHAM AL
35244

Date of Sale 12/11/24
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 285,690

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

TAX ASSESSMENT

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

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).

Unattested

Print

Sign

(verified by)

Print Form

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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