

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
310 Canyon Park Drive
Pelham, AL 35124

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
Book 266, Page 865, Shelby County
Probate Judge, Shelby County, Alabama,
March 30, 1971.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20250207000038330 1/5 \$37.00
Shelby Cnty Judge of Probate, AL
02/07/2025 01:02:09 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred
and No/100 (\$100.00) Dollars, cash in hand paid by the Grantees herein, the receipt and of which is
acknowledged, I, **Theodore O. Taylor, II**, as Personal Representative of the Estate of **Ollie M. Taylor**,
Case No.: PR-2022-000749.00 as recorded in Shelby County, Alabama, herein referred to as Grantor,
does hereby grant, bargain, sell, warrant and convey unto myself, **Theodore O. Taylor, II**, **Wanda J.**
Sailes, **Elise D. Taylor** and **Dahna M. Taylor**, as per the Will of **Ollie M. Taylor**, hereinafter referred
to as Grantees, as tenants in common, together with every contingent remainder and right of reversion,
the following described property situated in Shelby County, Alabama, to-wit:

Beginning at the N.W. corner of the S.E. 1/4 of the S.E. 1/4, Section 15, T 22
N, R 2 W, run west along the north line of said 1/4-1/4 a distance of 506.82 ft.;
thence, turn right 92 degrees and 16 minutes and run 430.00 ft.; thence, turn
right 87 degrees and 44 minutes and run 506.82 ft.; thence, turn right 92 degrees
and 16 minutes and run 430.00 ft. along a line which is the west line of said 1/4-1/4
to the point of beginning, except that property which is occupied by the chert
road known as the Shelby Springs Road, such described property being 5.0 acres.

Less and except: That property described in Book 274, Page 406 recorded
in Shelby County Probate records on Jan. 16, 1990 and described as follows:
From the NW corner of the SE 1/4 of the SE 1/4 of Section 15, Township
22 South, Range 2 West, Shelby County, Alabama, and run South along the
West 1/4-1/4 line for 360 feet; thence turn left 92 deg. 16 min. for 30 feet,
thence turn left 87 deg. 44 min. for 60 feet, thence turn right 87 deg. 44 min.
for 120 feet; thence turn left 87 deg. 44 min. 300 feet to the North line of said
1/4-1/4 Section; thence run West along the North 1/4-1/4 line for 150 feet
to the P.O.B.



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Subject To:

Advalorem taxes for the current and subsequent years due and payable as of October 1st of each year and existing covenants and restrictions, easements, building lines and limitations of record.

George Taylor, the other Grantee on that certain deed recorded on March 30, 1971, Book 266, Page 865 predeceased Ollie M. Taylor.

According to the Will of Ollie M. Taylor, the Grantees are to take the above property in the following percentages: Wanda J. Sailes to receive 20% (set out as A) and shown in the attached drawing as Exhibit "A"; Theodore O. Taylor, II, (set out as B), Elise D. Taylor (set out as C) and Dahna M. Taylor (as set out as D), to receive 80% as shown in the attached drawing. This document is not a legal document, but is used for an approximate site division only.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantees together with every contingent remainder and right of reversion. Grantor does hereby covenant with the said Grantees, their successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantor and that Grantor will warrant 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 on this the 26 day of

DECEMBER 2024.

Theodore O. Taylor, II, as Personal Representative of
the Estate of Ollie M. Taylor

STATE OF California)
San Diego COUNTY)

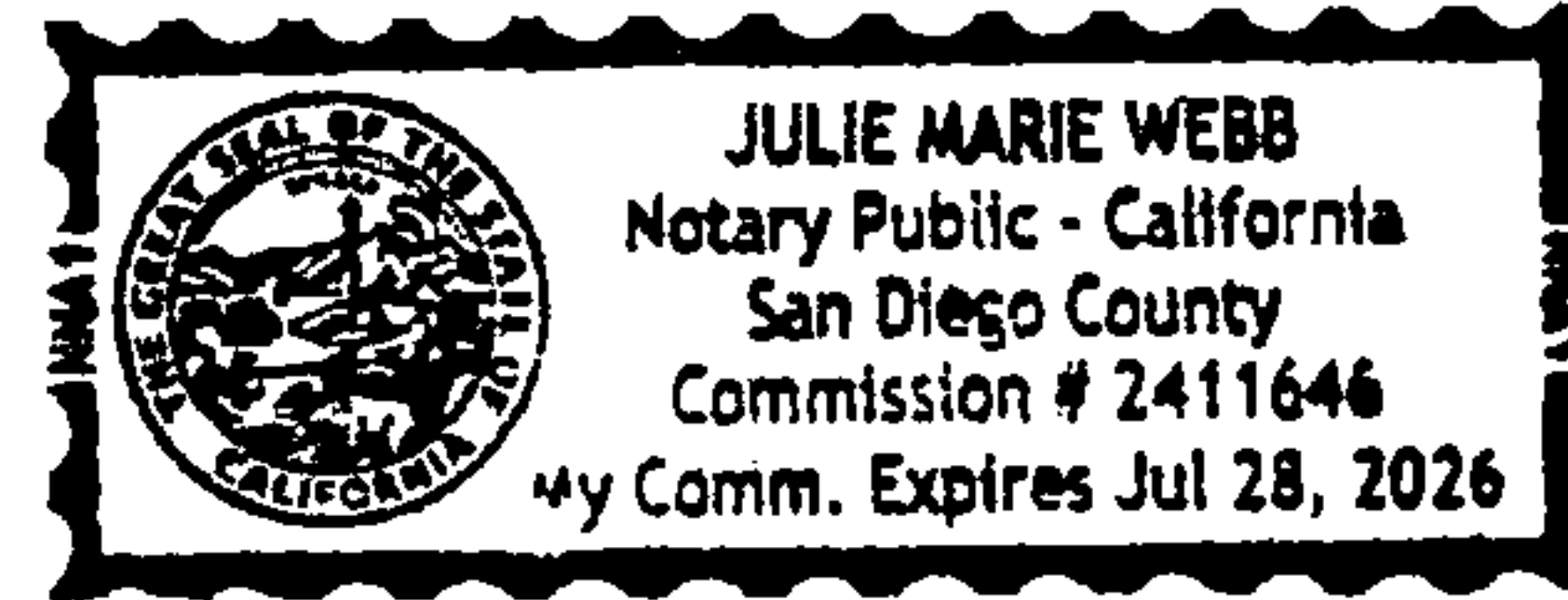
I, the undersigned, a Notary Public in and for State of California at Large, do hereby certify that Theodore O. Taylor, II, as Personal Representative of the Estate of Ollie M. Taylor, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that,

being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of December, 2024.

Julie Marie Webb Notary Public
Notary Public Julie Marie Webb
My commission expires: July 28, 2026

Send tax notice to:
Theodore O. Taylor, II
5827 Altamont Drive
San Diego, CA 92139



Seal

A goes to Wanda Sailer

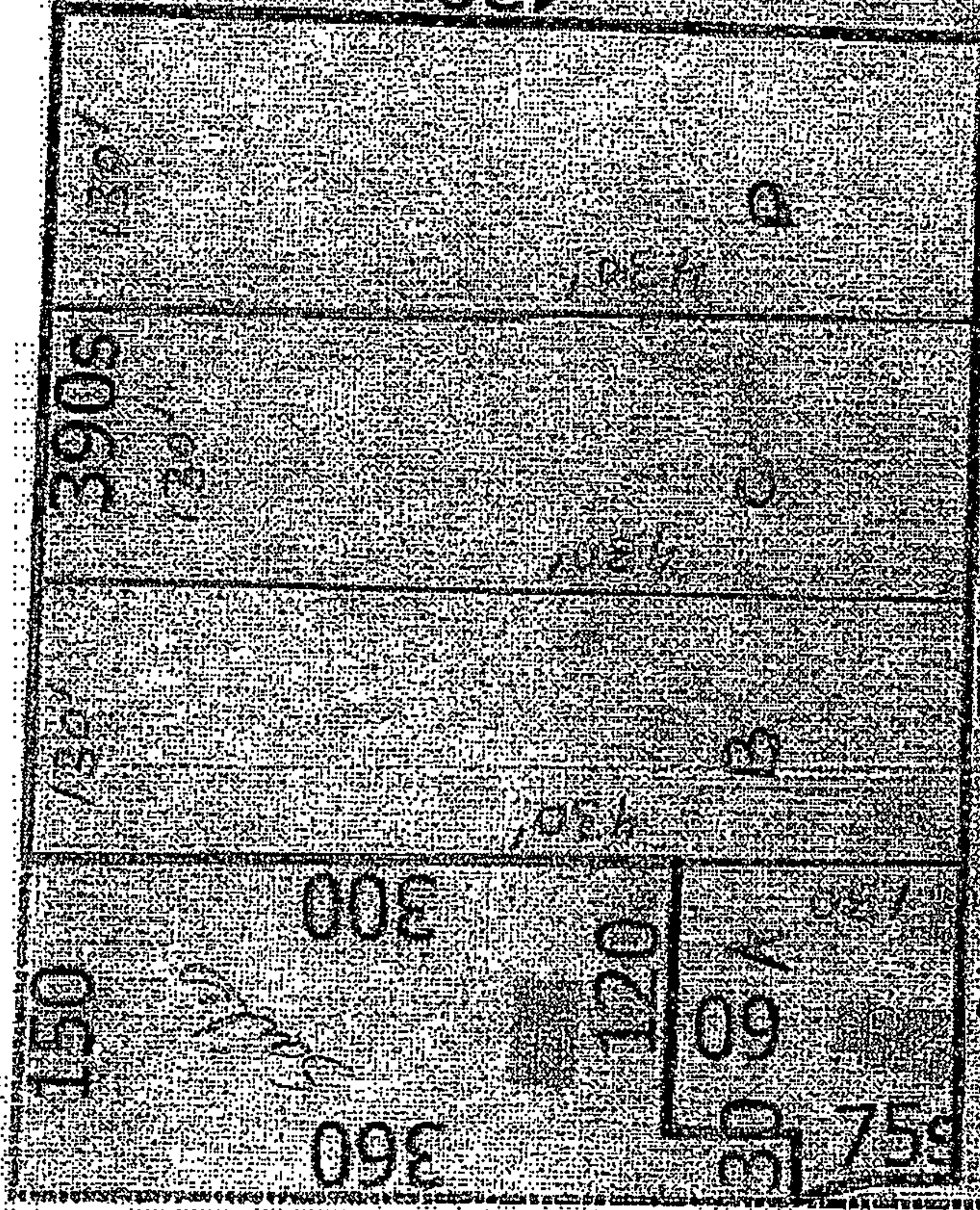
B THEODORE TAYLOR

C DANA TAYLOR

D ELISE (TAYLOR) ST LAURENE

B, C, D each = 55,900 sq ft

A = 17,700 sq ft + house



424.8

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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 Theodore O. Taylor, II Personal
Mailing Address Representative of the Estate of
Ollie M. Taylor. 5827 Altmont
Dr. San Diego, CA 92137

Grantee's Name Theodore O. Taylor, II Elise D. Taylor
Mailing Address Wanda J. Sailes & Dahna M. Taylor
5827 Altamont Drive
San Diego, CA 92137

Property Address 234 Pecan Rd
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 150,590.00


20250207000038330 5/5 \$37.00
Shelby Cnty Judge of Probate, AL
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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 | ☐ Appraisal |
| ☐ Sales Contract | ☒ Other Tax Assessor |
| ☐ Closing Statement | |

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 1-10-2025

Print THEODORE O. TAYLOR II

Unattested

Sign Theodore O. Taylor II

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1