

This instrument prepared by:
Grace Graham
Fortune Beard Arnold Graham & Arnold
PO Box 470
Columbiana, AL 35051

Send Tax Notice to:
Lee Anne Berryhill
245 Norwick Forest Drive
Alabaster, AL 35007

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)



20250212000043250 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
02/12/2025 12:44:56 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the distribution of the estate of Robert Gayle Berryhill, deceased, in accordance with his Will probated in Case No. PR-2020-000902, in the Probate Court of Shelby County, Alabama, the undersigned, **LEE ANNE BERRYHILL**, as Personal Representative of said estate (herein referred to as GRANTOR) and pursuant to the power given to her in said Will, does grant, bargain, sell, and convey unto **LEE ANNE BERRYHILL** (herein referred to as GRANTEE), in her individual capacity, the following described real estate situated in Shelby County, Alabama, to wit:

See Legal description, attached at Exhibit A.

Subject to building setback line of 35 feet reserved from Norwick Forest Drive as shown by plat.

Subject to public utility easements as shown by recorded plat, including 7.5 feet on the Northerly and Westerly sides of Lot 15 and 10 feet irregular on the Northwesterly side of Lot 16.

Subject to restrictions, covenants, and conditions as set out in instrument(s) recorded in Real 228 page 563 in Probate Office.

Subject to easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 224 page 583 in Probate Office.

Subject to easement(s) to Alabaster Water and Gas Board as shown by instrument recorded in Real 124 page 255 in Probate Office.

George Anne Berryhill predeceased Robert Gayle Berryhill, having died on April 27, 2019.



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TO HAVE AND TO HOLD unto the said GRANTEE, her successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal
this 12 day of November, 2024.

**Lee Anne Berryhill, Personal Representative of the
Estate of Robert Gayle Berryhill**

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that **Lee Anne Berryhill**, personal representative of the Estate of Robert Gayle Berryhill,
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, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of November, 2024.

Grace Graham, Notary

My commission expires: 7/12/2027





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EXHIBIT "A"

Lot 15, Block 4, according to the survey of Norwick Forest, Second Sector, as recorded in Map Book 13 page 23 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, a portion of Lot 16, Block 4, according the survey of Norwick Forest, Second Sector, as recorded in Map Book 13 page 23 A & B, in the Office of the Judge of Probate of Shelby County, being more particularly described as follows:

Commence at the Southwest corner of the aforesaid Lot 16, Block 4, and run in a Northwesterly direction along the Southwesterly line of said Lot 16, Block 4, for a distance of 161.10 feet to the Northwest corner thereof; thence 96 deg. 12 min. to the right in a Northeasterly direction along the Northerly line of said Lot 16, Block 4, for a distance of 5.03 feet to a point; thence 83 deg. 48 min. to the right and run in a Southeasterly direction and parallel to the Southwest line of said Lot 16, Block 4, to a point on the Northerly line of Norwick Forest Drive; thence run in a Southwesterly direction and along said Northerly line of Norwick Forest Drive for a distance of 5.01 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1993-24849

08/19/1993-24849
02:20 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 HJS 52.50

Real Estate Sales Validation Form

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

Grantor's Name Lee Ann Berryhill
Mailing Address Personal Representative of Berryhill Estate
245 Norwick Forest Drive
Alabaster, AL 35007

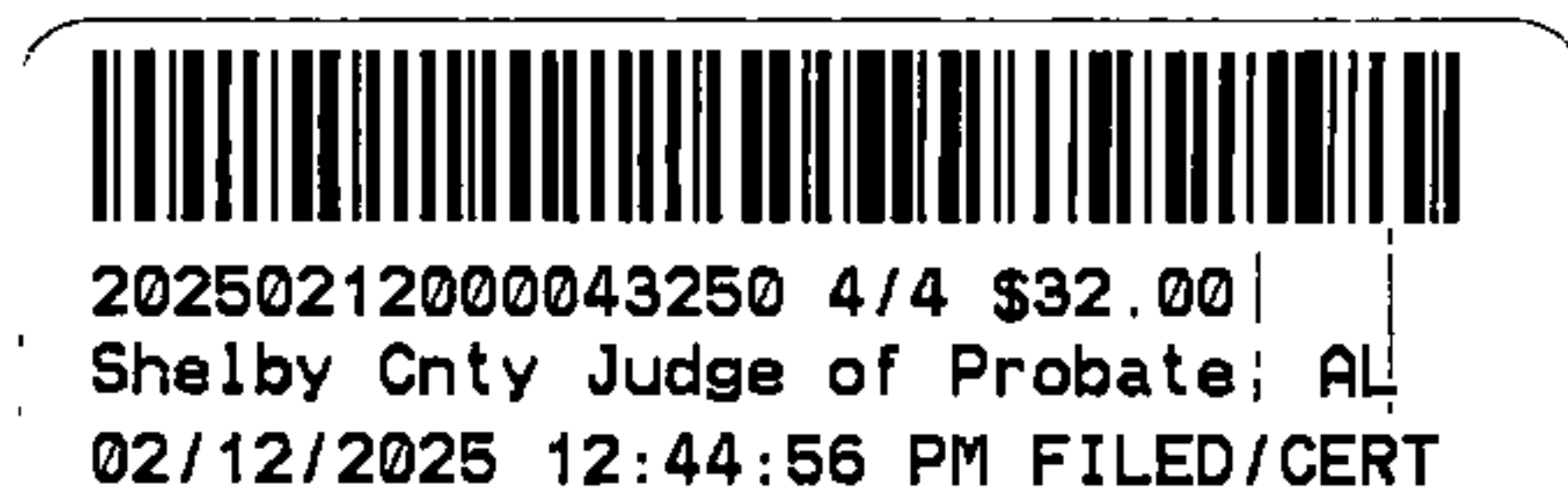
Grantee's Name Lee Ann Berryhill
Mailing Address 245 Norwick Forest Drive
Alabaster, AL 35007

Property Address 245 Norwick Forest Drive
Alabaster, AL 35007

Date of Sale 11/12/2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ ~~385,800~~ 385,800 *AS*



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 Assessed 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 1/31/2025

Print Grace Graham

 Unattested

Sign *Grace Graham*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1