



20250819000253620 1/3 \$210.00
Shelby Cnty Judge of Probate, AL
08/19/2025 09:09:07 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Fortune, Beard, Arnold, Graham, & Arnold, LLP
PO Box 470
101 W. College Street, Ste. 101
Columbiana, Alabama 35051

SEND TAX NOTICE TO:
Terrell A. McGinnis
106 Pinedale Circle
Columbiana, AL 35051

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

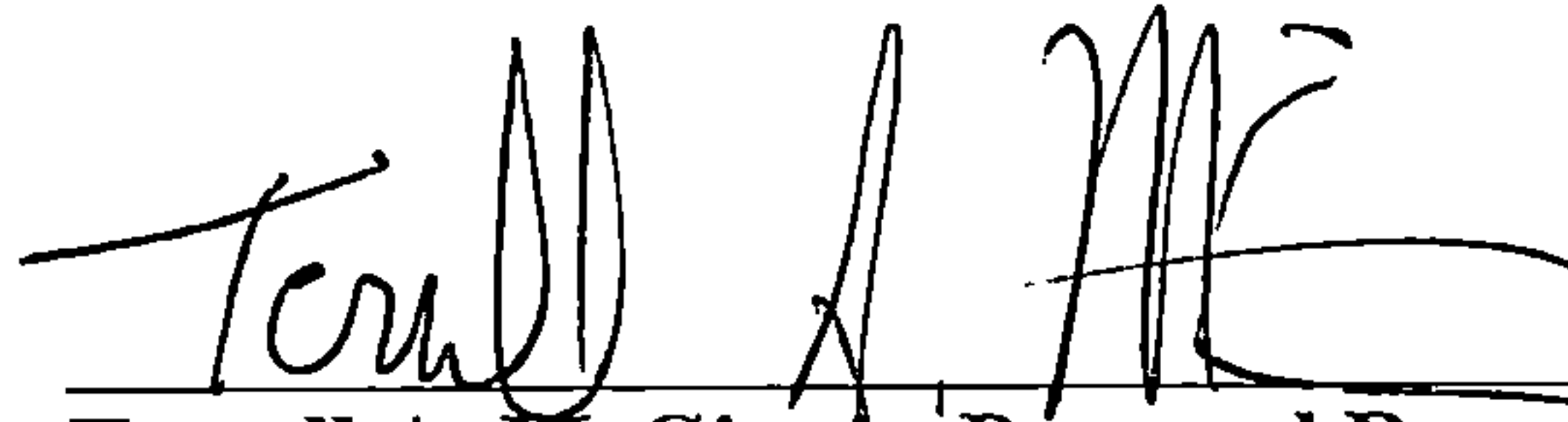
That in consideration of the distribution of the Estate of Clementine McGinnis, pending in Shelby County Probate Court in Case No. PR-2024-000873, and pursuant to Ala. Code § 43-2-830 and the laws of intestacy, the undersigned Terrell A. McGinnis, personal representative of said estate (herein referred to as GRANTOR) pursuant to the power given to him under law and in the Court's August 7, 2025 Order does grant, bargain, sell and convey to Terrell A. McGinnis and Derrick A. McGinnis, in their individual capacities (herein referred to as GRANTEES), the following described real estate situation in Shelby County, Alabama to-wit:

Begin at the SE corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 28, Township 19 South, Range 2 East; thence South 87 deg. 20 min. West a distance of 1933 ft. to a point, thence North 2 deg. 45 min. West a distance of 969.4 ft. to the point of beginning; thence continue 2 deg. 45 min. West a distance of 220.6 ft. to a point, thence South 77 deg. 30 min. West a distance of 130 ft. to a point, thence South 12 deg. 30 min. West a distance of 210.0 feet to a point; North 77 deg. 30 min. West a distance of 75 ft. to a point and said point being the point of beginning. Said parcel of real estate being situated in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.

Subject to easements, covenants, restrictions, rights of way, and encumbrances of record.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of August, 2025.

 (SEAL)
Terrell A. McGinnis, Personal Representative of
the Estate of Clementine McGinnis

Shelby County, AL 08/19/2025
State of Alabama
Deed Tax: \$182.00



20250819000253620 2/3 \$210.00
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STATE OF ALABAMA
SHELBY COUNTY

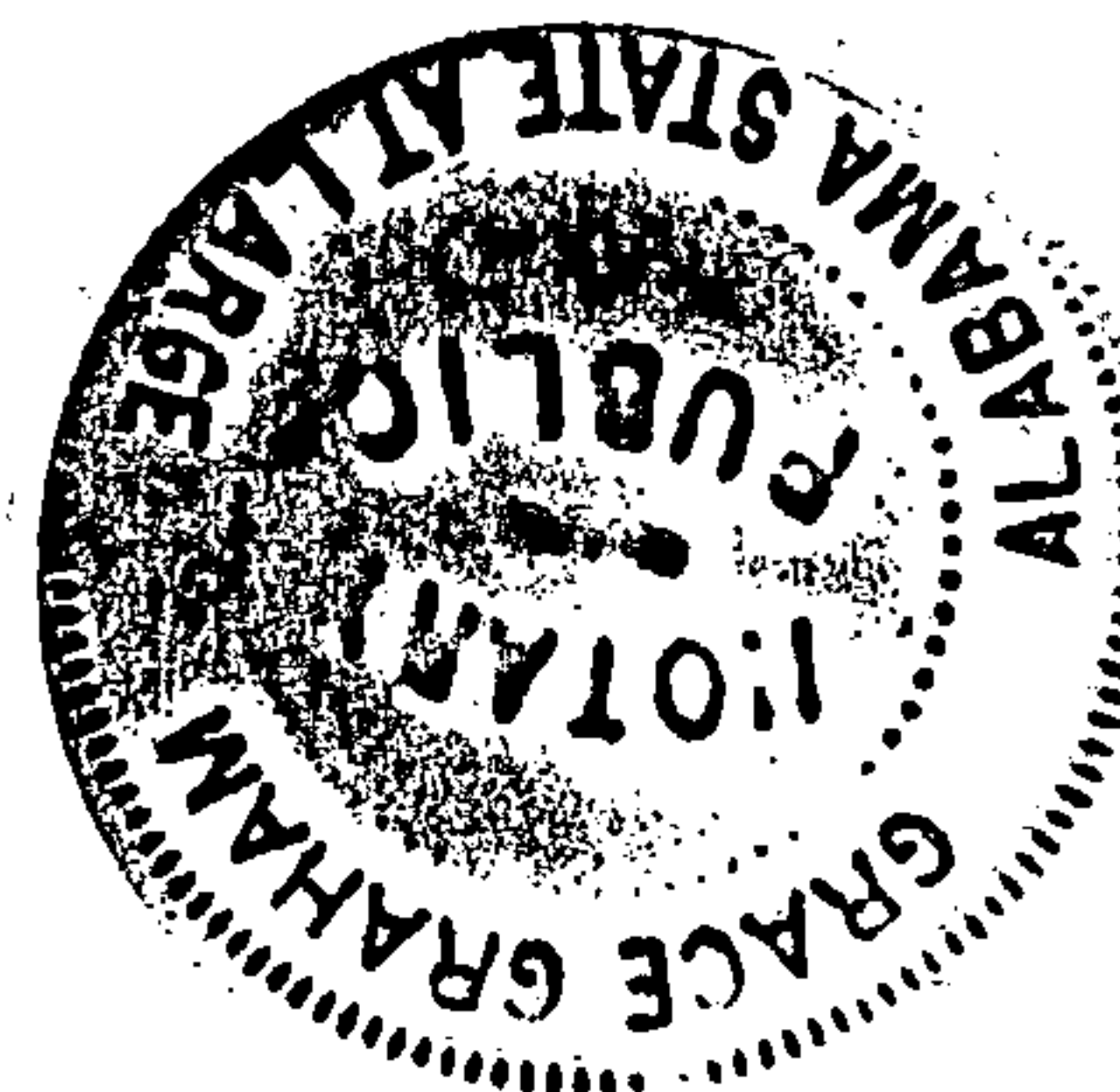
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Terrell A. McGinnis**, whose name as personal representative of the estate of Clementine McGinnis, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August, 2025.

(SEAL)

Notary Public

My Commission Expires: 7/12/2027



Real Estate Sales Validation Form

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

Grantor's Name Terrell A. McGinnis (Personal Representative)
Mailing Address Estate of Clementine McGinnis)
106 Pinedale Circle
Columbiana, AL 35051

Grantee's Name Terrell A. McGinnis/Derrick A McGinnis
Mailing Address 106 Pinedale Circle
Columbiana, AL 35051

Property Address 5765 Highway 280
Harpersville, AL 35078

Date of Sale 08/18/2025
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 181,880.00

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)

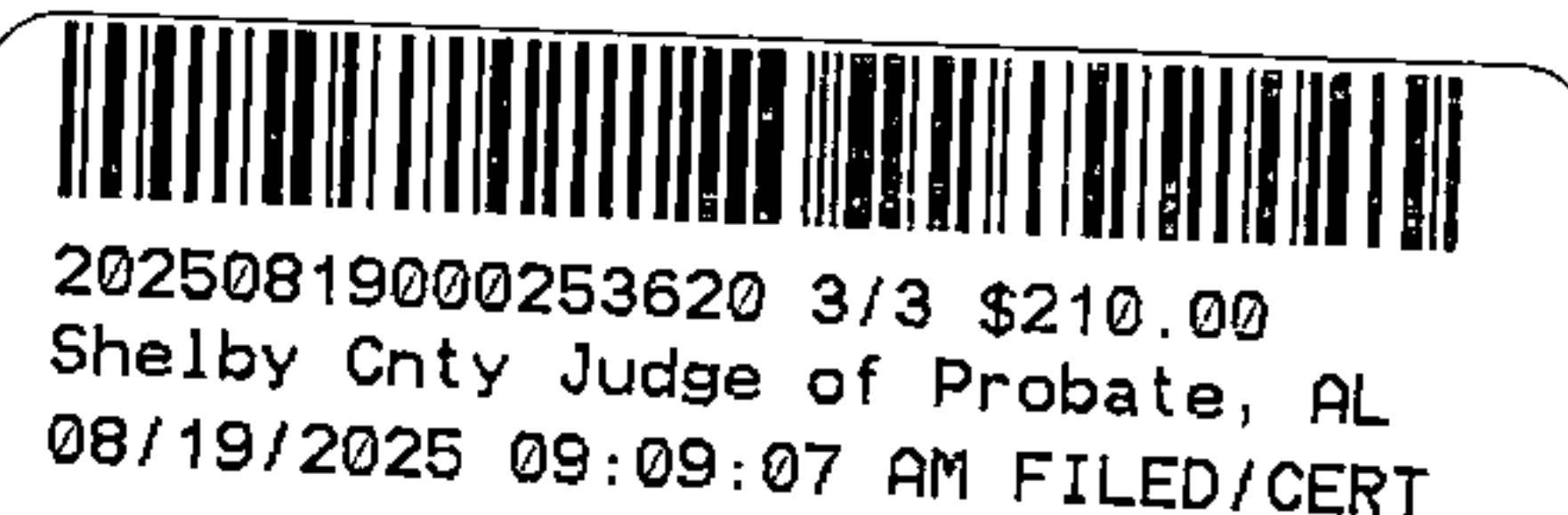
☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessed Value
☐ Closing Statement

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 person 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 08/18/2025

Print Grace Graham

 Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1