

This instrument was prepared by:
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P O Box 822
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Send Tax Notice to:
Estate of Marvin Glen Autry, Jr

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20250909000274480 1/3 \$683.50
Shelby Cnty Judge of Probate, AL
09/09/2025 09:44:50 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIX HUNDRED FIFTY-FOUR THOUSAND TEN DOLLARS AND ZERO CENTS (\$654,010.00)**, (*tax value*) and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *The Estate of Glen Autry Sr. Probate Case No. PR-2023-000191, Probate Office Shelby County, Alabama and Phillip Autry, a married man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Estate of Marvin Glen Autry, Jr.* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

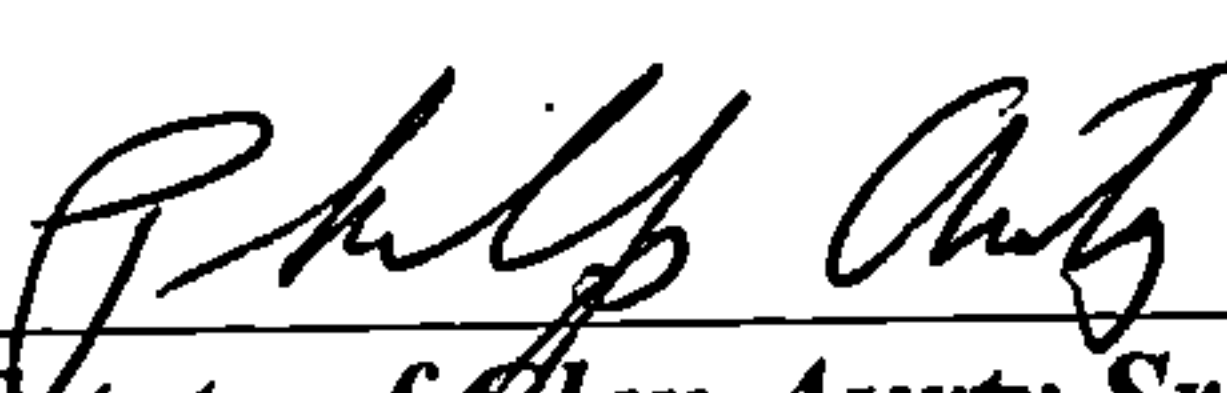
The intent of this deed is to convey the TV shop and Billboard adjacent as shown as current parcel 09-8-27-0-001-024.004 and 7312 800 07 170, as partial settlement of Case No. PR-2023-000191.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of September 2025.


Phillip Autry



The Estate of Glen Autry Sr, Probate Case
No. PR-2023-000191, Probate Office
Shelby County, Alabama
Phillip Autry, Personal Representative

STATE OF Alabama
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *The Estate of Glen Autry, Sr, Probate Case No. PR-2023-000191, Probate Office, Shelby County, Alabama by Phillip Autry as Personal Representative and Phillip Autry*, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September 2025.

Shelby County, AL 09/09/2025
State of Alabama
Deed Tax: \$654.50


Notary Public
My Commission Expires: 8/19/28

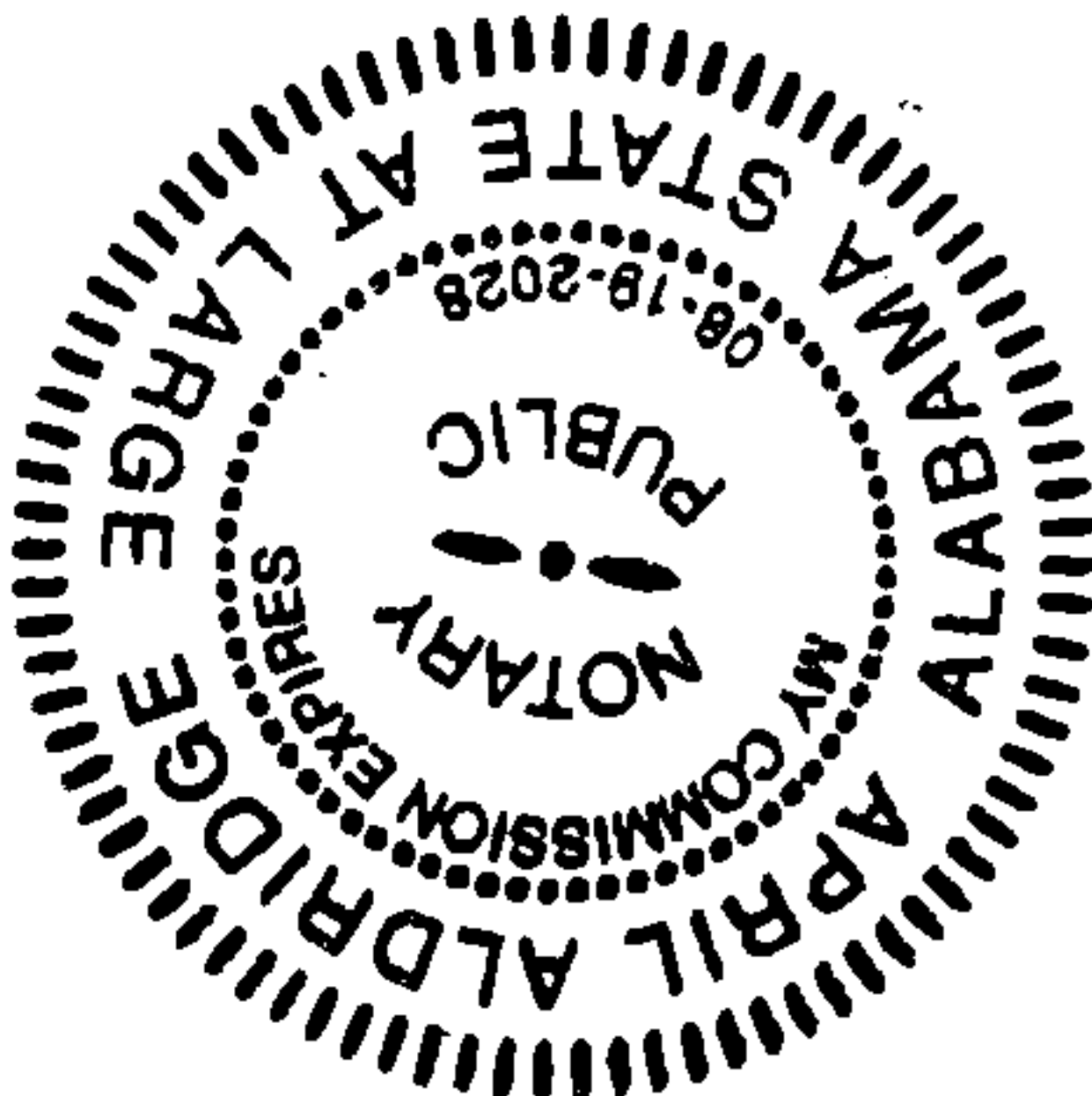


EXHIBIT A – LEGAL DESCRIPTION

From the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, Township 19 South, Range 1 West run East a distance of 2130.96 feet; thence left 90 degrees 00 minutes a distance of 2081.71 feet to the point of beginning; said point of beginning being the most easterly corner of Lot 3 according to Taunton's Addition to Chelsea, a subdivision, as recorded in Map Book 56, Page 54, Probate Office of Shelby County, Alabama; thence right 80 degrees, 25 minutes, a distance of 279.32 feet along the South right-of-way line of New U.S. Highway 280 to a point being the Northwest corner of property described in Instrument 1994-25769, Probate Office of Shelby County, Alabama; thence right 134 degrees, 28 minutes, a distance of 203.46 feet; thence right 92 degrees, 14 minutes, a distance of 199.49 feet to the point of beginning.

Said property lying in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 19 South, Range 1 West.



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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 Est Glen Autry
Mailing Address 1514 Hwy 39
Chelsea, AL
35043

Grantee's Name Est of Marvin Autry
Mailing Address P.O. Box 43
Chelsea, AL
35043

Property Address Hwy 280
Chelsea

Date of Sale 9-4-25
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 654,010.00



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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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other tax value / of PR-2023-00019

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 _____

Print Phillip Autry

Unattested

Sign

Phillip Autry

(verified by)

(Grantor/Grantee/Owner/Agent) circle one