


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Zachary Poppel III


20251112000347470 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
11/12/2025 01:59:18 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHT HUNDRED DOLLARS AND ZERO CENTS (\$800.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Estate of H. L. Conwill, Probate Case No. 2024-000386 Shelby County, Alabama by Leslie Renee Corts as Personal Representative and Louise Conwill a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Zachary Poppel III** (herein referred to as **Grantee**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

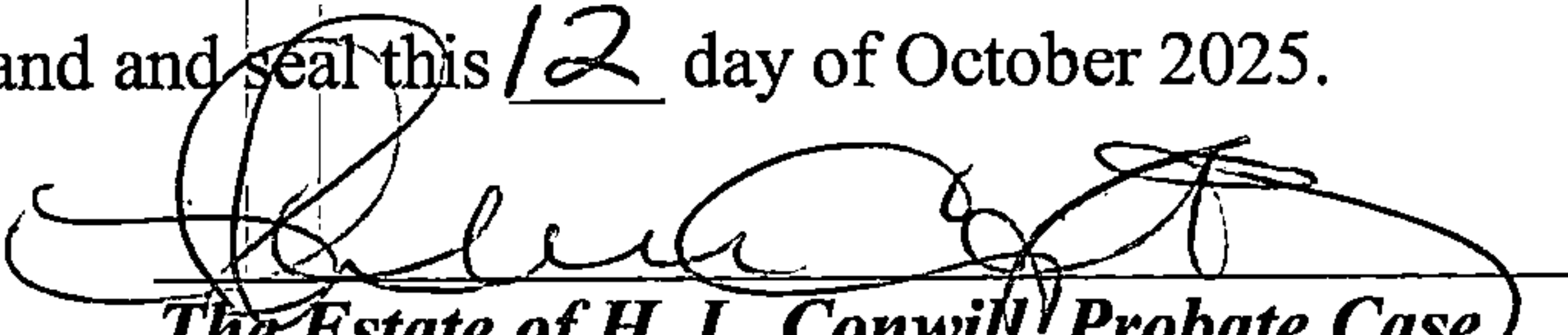
A lot in the Town of Vincent, Alabama described as follows: Beginning at a point on J. E. Harris Driveway, which is marked by an iron pipe and is the corner of J. E. Harris property and H. Wilbur Florey lot; run thence South along the J. E. Harris Driveway 80 feet to the intersection of school street; run thence in a Northwesterly direction along the school street 86 feet to the corner of the H. R. Justice lot; run thence in a Northeasterly direction along the Justice lot 54 feet to the corner of the Justice and H. Wilbur Florey lot; run thence in an Easterly direction along the J. E. Harris property 38 feet to the point of beginning.

SUBJECT TO:

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of October 2025.

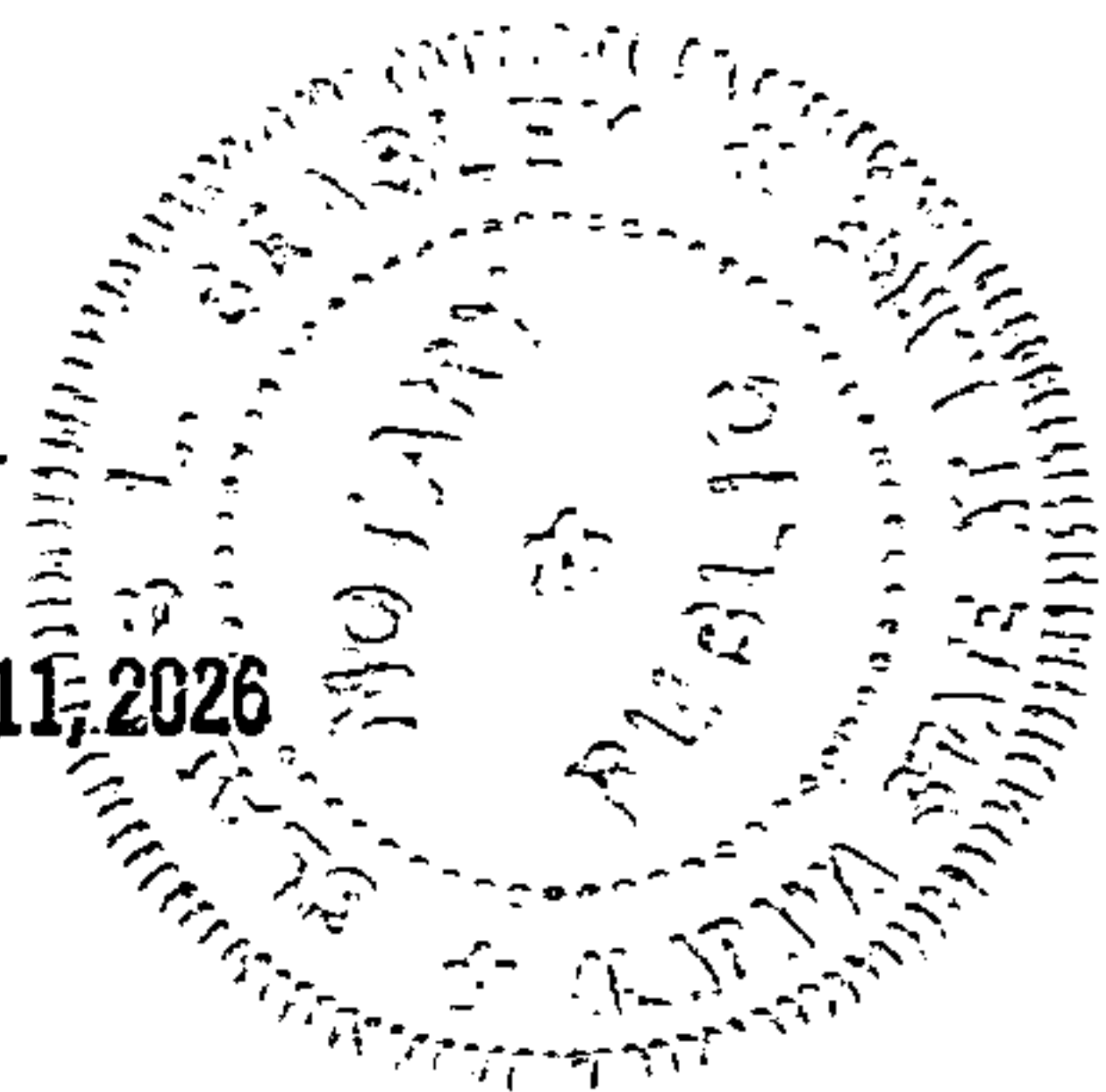

The Estate of H. L. Conwill, Probate Case No. PR-2024-000386, Probate Office
Shelby County, Alabama
Leslie Renee Corts, Personal Representative

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 H. L. Conwill, Probate Case No. PR-2024-000386, Probate Office, Shelby County, Alabama by Leslie Renee Cortys as Personal Representative** 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 12 day of October 2025.


Notary Public
My Commission Expires May 11, 2026



Real Estate Sales Validation Form

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

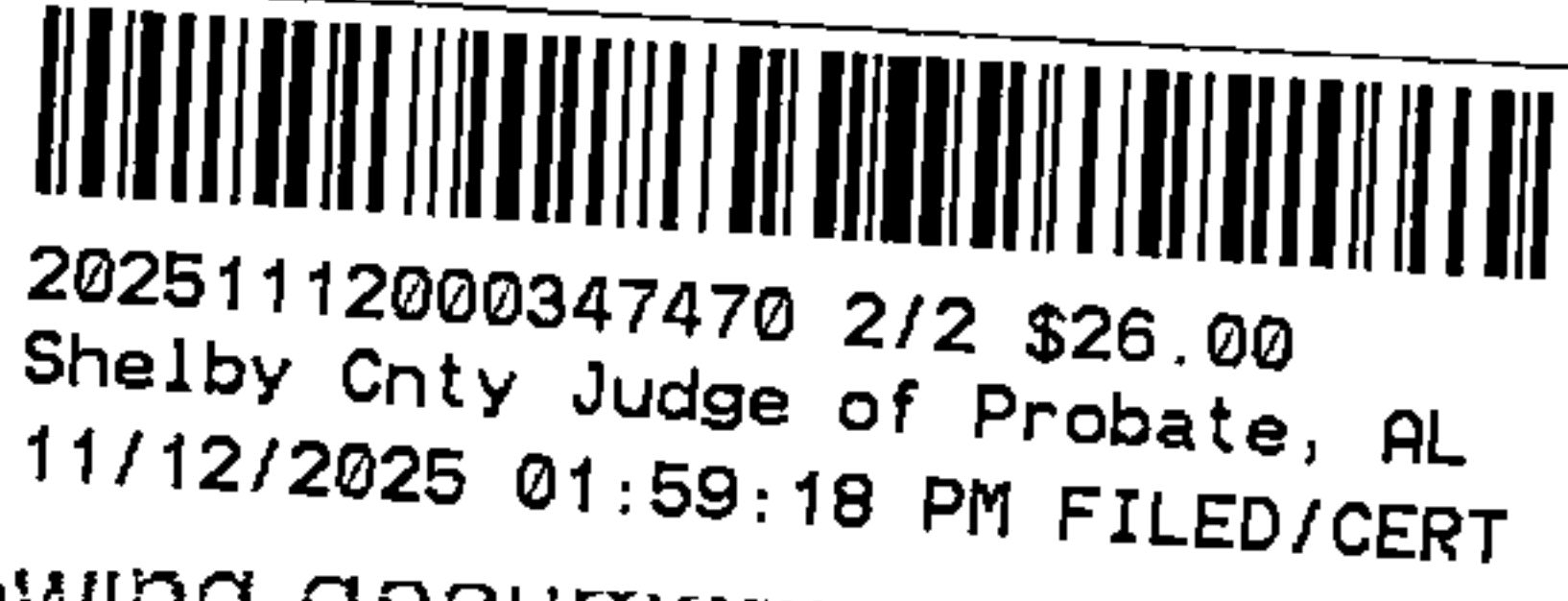
Grantor's Name Estate of H. L. Conwill
Mailing Address _____

Grantee's Name Zachary Poppell III
Mailing Address 45 W Highland St
Vincent AL 35178

Property Address Land

Date of Sale 11.12.2025
Total Purchase Price \$ 800

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



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 Per agreement

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 _____

Unattested

(verified by)

Print Hester Conwill
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one