

No Title Opinion Rendered

**This instrument was prepared by
Scott Thornley
Maddox, Thornley & Sanders
318 19th Street, West
Jasper, AL 35501**

WARRANTY DEED, TENANTS IN COMMON

**STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS:****

WHEREAS, Hobson Vansant and Elsie Vansant were the owners of the following described parcel of property by virtue of that Warranty Deed, Joint Tenants With Right Of Survivorship dated September 18, 1965 and recorded at Book 237, Page 897:

Lots 2, 3, 4, 5 and 6 in Block 14, according to Safford's Map of Shelby, Alabama, as recorded in the Probate Office of Shelby County, Alabama.

WHEREAS, Hobson Vansant died on or about September 23, 2013 survived by his wife, Elsie Vansant;

WHEREAS, Elsie Vansant died on or about November 9, 2024, and her Last Will and Testament is probated in the Probate Court of Shelby County, Alabama (Case No. PR 2025-002402);

NOW, THEREFORE, in consideration of the above stated recitals and in consideration of Ten Dollars and other good and valuable considerations to the undersigned Grantor (whether one or more), in hand paid by the Grantee (whether one or more) herein, the receipt whereof is acknowledged, we, **ANDREW M. VANSANT AND PAULA A. VANSANT, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVES OF THE ESTATE OF ELSIE FAY VANSANT, DECEASED** (herein referred to as Grantor), grant, bargain, sell and convey unto **ANDREW M.**

VANSANT AND PAUL A. VANSANT, as tenants in common (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 2, 3, 4, 5 and 6 in Block 14, according to Safford's Map of Shelby, Alabama, as recorded in the Probate Office of Shelby County, Alabama.

Subject to all covenants, conditions, restrictions, easements, rights-of-way, and other matters of record.

Pursuant to *Code of Alabama 1975 Section 40-22-1*, a Real Estate Validation Form Exhibit is attached hereto.

TO HAVE AND TO HOLD to the said Grantees, as tenants in common, their heirs and assigns forever.

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

~ Signature Pages To Follow ~

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2nd day of February, 2025. ^b

Andrew M. Vansant (Seal)
ANDREW M. VANSANT, Individually

Andrew M. Vansant (Seal)
ANDREW M. VANSANT, as Personal
Representative of the ESTATE OF ELSIE
FAY VANSANT

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that ANDREW M. VANSANT, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ELSIE FAY VANSANT, DECEASED, 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, individually and in his representative capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 2025. ^b

Camille Sellers Lozito
NOTARY PUBLIC

My Commission Expires:

**CAMILLE SELLERS LOZITO
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 09/16/26**

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2nd day of February, 2025.

Paul Vansant (Seal)
PAUL A. VANSANT, Individually

Paul Vansant (Seal)
PAUL A. VANSANT, as Personal Representative of the ESTATE OF ELSIE FAY VANSANT

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that PAUL A. VANSANT, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ELSIE FAY VANSANT, DECEASED, 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, individually and in his representative capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 2025.

Camille Sellers Lozito
NOTARY PUBLIC

My Commission Expires.

CAMILLE SELLERS LOZITO
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 09/16/26

REAL ESTATE SALES VALIDATION ATTESTATION

Seller/Grantor

Buyer/Grantee/Send Tax Notice To

Name: THE ESTATE OF ELSIE FAY
VANSANT

Name: ANDREW M. VANSANT
PAUL A. VANSANT

Mailing Address: 465 Hwy 307
Shelby, AL 35143

Mailing Address: 465 Hwy 307
Shelby, AL 35143

Property Address: 5015 Hwy 47
Shelby, AL
35143

Date of Sale: _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$168,590.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

_____ Bill of Sale
_____ Sales Contract
_____ Closing Statement
_____ Appraisal

X Tax Assessor's Current
Market Value
_____ Other

This Exhibit is attached to the foregoing instrument pursuant to Code of Alabama 1975, §40-22-1.

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: 2/9/26

Print: Scott Thornley

Circle One: (Grantor/Grantee/Owner/Agent)

Sign: [Signature]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/09/2026 03:51:15 PM
\$206.00 BRITTANI
20260209000037400

Allie S. Beyl