

THIS INSTRUMENT WAS PREPARED BY:  
Vincent J. Schilleci, Attorney  
DOMINICK FELD HYDE, P.C.  
1130 22<sup>nd</sup> Street South, Ste 4000  
Birmingham, AL 35205

SEND TAX NOTICE TO:  
Billy W. Grubbs  
Mary A. Grubbs  
112 S Lafayette Dr  
Georgetown, KY 40324

**STATUTORY WARRANTY DEED**

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STATE OF ALABAMA        )  
COUNTY OF SHELBY     )

That in consideration of Fifty Six Thousand Nine Hundred and No/100, (\$56,900.00) DOLLARS, in hand paid to the undersigned, Jimmy Glenn Grubbs, as Personal Representative of the Estate of Thaddeus Grubbs, deceased, Probate Case No. PR-2019-000974, (hereinafter referred to as "GRANTOR"), by Billy W. Grubbs and Mary A. Grubbs, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

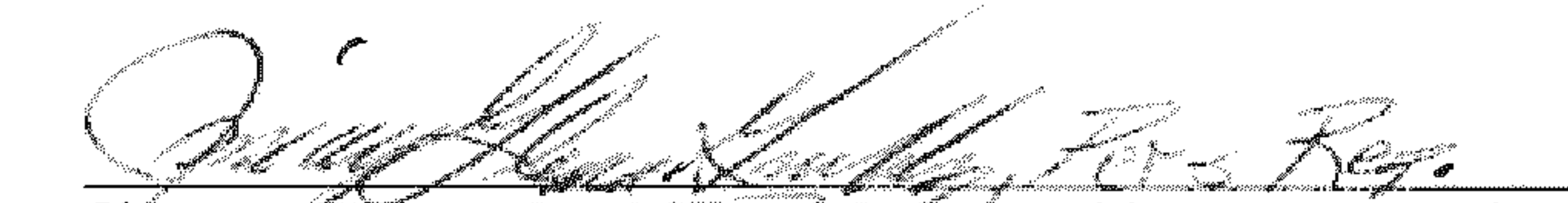
1. Ad valorem taxes for the year 2021 and subsequent years, not yet due and payable.
2. All easements, restrictions, right of ways, reservations, building lines and covenants of record.

NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD, Unto the said GRANTEE, his/her heirs and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24<sup>th</sup> day of November, 2020.

  
Jimmy Glenn Grubbs, as Personal Representative  
of the Estate of Thaddeus Grubbs, deceased,  
Probate Case No. PR-2019-000974  
GRANTOR

THE STATE OF ~~ALABAMA~~ North Carolina )  
COUNTY OF Forsyth )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Jimmy Glenn Grubbs, whose name as Personal Representative of the Estate of Thaddeus Grubbs, deceased, Probate Case No. PR-2019-000974, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he, as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 24 day of November, 2020.

DALE F. MARTIN  
Notary Public - North Carolina  
Forsyth County  
My Commission Expires 4-27-25

  
NOTARY PUBLIC  
My Commission Expires: 4-27-25

EXHIBIT "A"

All that certain lot or parcel of land situate in the **County of Shelby**, State of Alabama, and being more particularly described as follows:

Commence at the SE Corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama; thence N 88 degrees 59 minutes 53 seconds W for a distance of 699.58 feet to the Westerly R.O.W. line of Norfolk Southern Railroad and the POINT OF BEGINNING; thence continue N 88 degrees 59 minutes 53 seconds W and leaving said R.O.W. line for a distance of 621.28 feet to the Easterly R.O.W. line of Shelby County Highway 17; to a curve to the left, having a radius of 2440.00, and subtended by a chord which bears N 08 degrees 07 minutes 41 seconds E, and a chord distance of 326.84 feet; thence along the arc of said curve and said R.O.W. line for a distance of 327.09 feet; thence N 04 degrees 03 minutes 26 seconds E and along said R.O.W. line for a distance of 139.22 feet; thence S 88 degrees 59 minutes 53 seconds E and leaving said R.O.W. line for a distance of 448.89 feet to the Westerly R.O.W. line of Norfolk Southern Railroad; thence S 16 degrees 36 minutes 03 seconds E and along said R.O.W. line for a distance of 139.60 feet to a curve to the right, having a radius of 2691.70 feet and subtended by a chord bearing S 12 degrees 58 minutes 32 seconds E, and a chord distance of 340.32 feet; thence along the arc of said curve and said R.O.W. line for a distance of 340.55 feet to the POINT OF BEGINNING.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL 20201201000547050 12/01/2020 10:49:02 AM DEEDS 4/4  
 12/01/2020 10:49:02 AM  
 \$88.00 MISTI  
 20201201000547050

*Allie S. Byrd*

**Real Estate Sales Validation Form**

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

Grantor's Name: The Estate of Thaddeus Grubbs, deceased, Probate Case No. PR-2019-000974  
 Mailing Address: *c/o Jim Grubbs, Pers. Rep. 4816 SWAIN LANE, WALKERTOWN, NC 27051*  
 Grantees' Name: Billy W. Grubbs and Mary A. Grubbs  
 Mailing Address: *112 S Lafayette Dr Georgetown KY 40324*  
 Property Address: 10851 Highway 17, Alabaster, AL 35007  
 Date of Sale: November *30*, 2020  
 Total Purchase Price: \$56,900.00  
 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 \_\_\_\_\_ Appraisal \_\_\_\_\_  
 Sales Contract \_\_\_\_\_ Other *See attached deed*  
 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 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: November *23*, 2020  
 \_\_\_\_\_ Unattested \_\_\_\_\_  
 (verified by) *Jimmy Glenn Grubbs, Pers. Rep.*  
 Print: *JIMMY GLENN GRUBBS, Pers. Rep.*  
 Sign: *Jimmy Glenn Grubbs, Pers. Rep.*  
 (Grantor/Grantee/Owner/Agent) circle one