

This instrument was prepared by:  
Nowlin, Bachuss & Gray Law Firm  
Jeffrey M. Gray  
118 Moulton Street East  
P. O. Box 1149  
Decatur, AL 35602

Send Tax Notice To:  
Billie Greenhill  
237 Highway 36 East  
Hartselle, AL 35640  
No Title Examination Requested; None Rendered.  
Legal description provided by Grantor.

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

That for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt whereof is hereby acknowledged, We,

**Billie Shaw Greenhill, also known as Billie Greenhill, individually and as Conservator of the Estate of A.C. Greenhill, Jr., an incapacitated adult, the husband of Billie Shaw Greenhill**

(herein referred to as Grantors) have this day bargained and sold and do hereby grant, bargain, sell and convey unto

**Billie Shaw Greenhill**

(herein referred to as Grantee) the following described property situated in Shelby County, Alabama, to-wit:

**The W1/2 of the NE1/4 of the NW1/4 of the SE1/4 of Section 12, T-20-S, R-2-W**

This conveyance is made subject to all restrictive covenants, easements, set-back lines, right of ways, and limitations of record, if any.

This deed is given pursuant to the Order of the Probate Court of Morgan County, Alabama, dated June 1, 2012 and of record in Book 2012, at Page 2705, a copy of which is attached hereto as Exhibit "B".

**TO HAVE AND TO HOLD** to the said Grantee her heirs and assigns forever.

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

**IN WITNESS WHEREOF**, the said Grantors, **individually and as said Conservator**, have hereunto set our hands and seals, on this the 14<sup>th</sup> day of September, 2012.

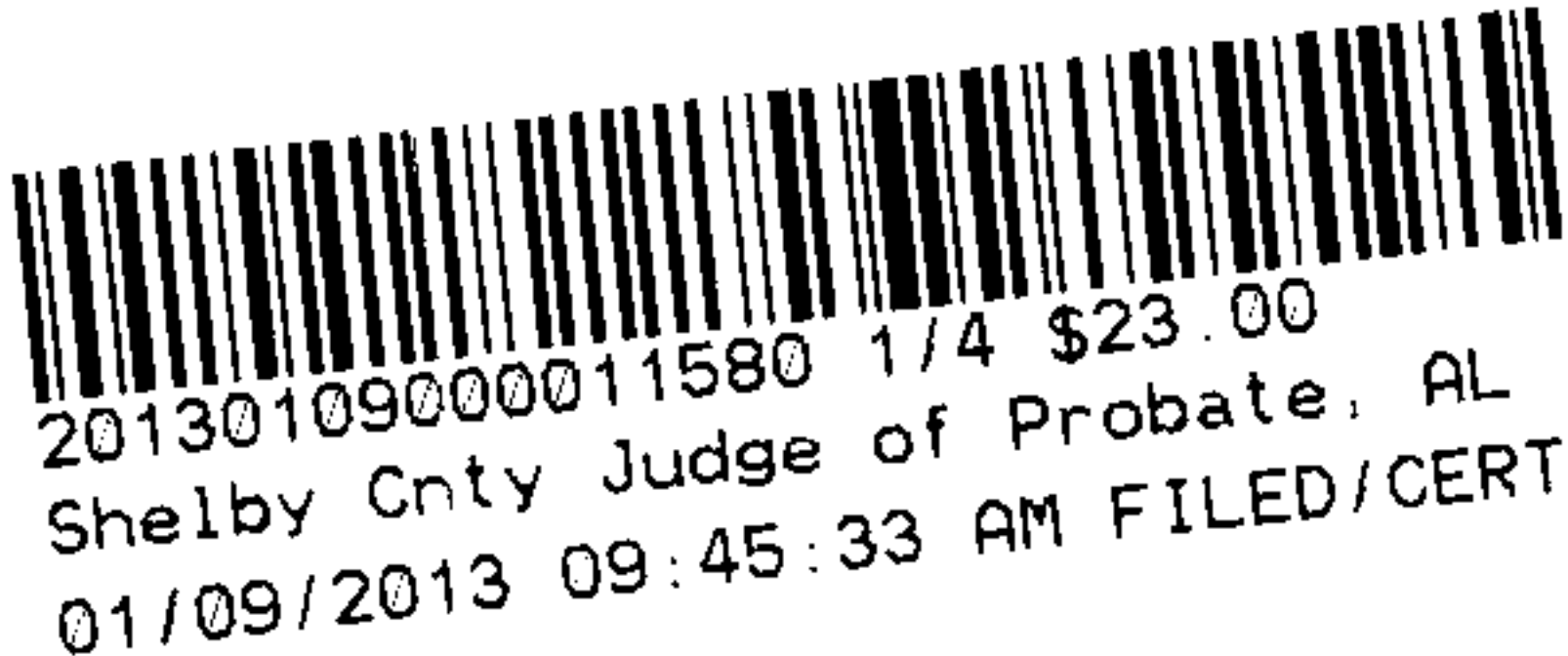
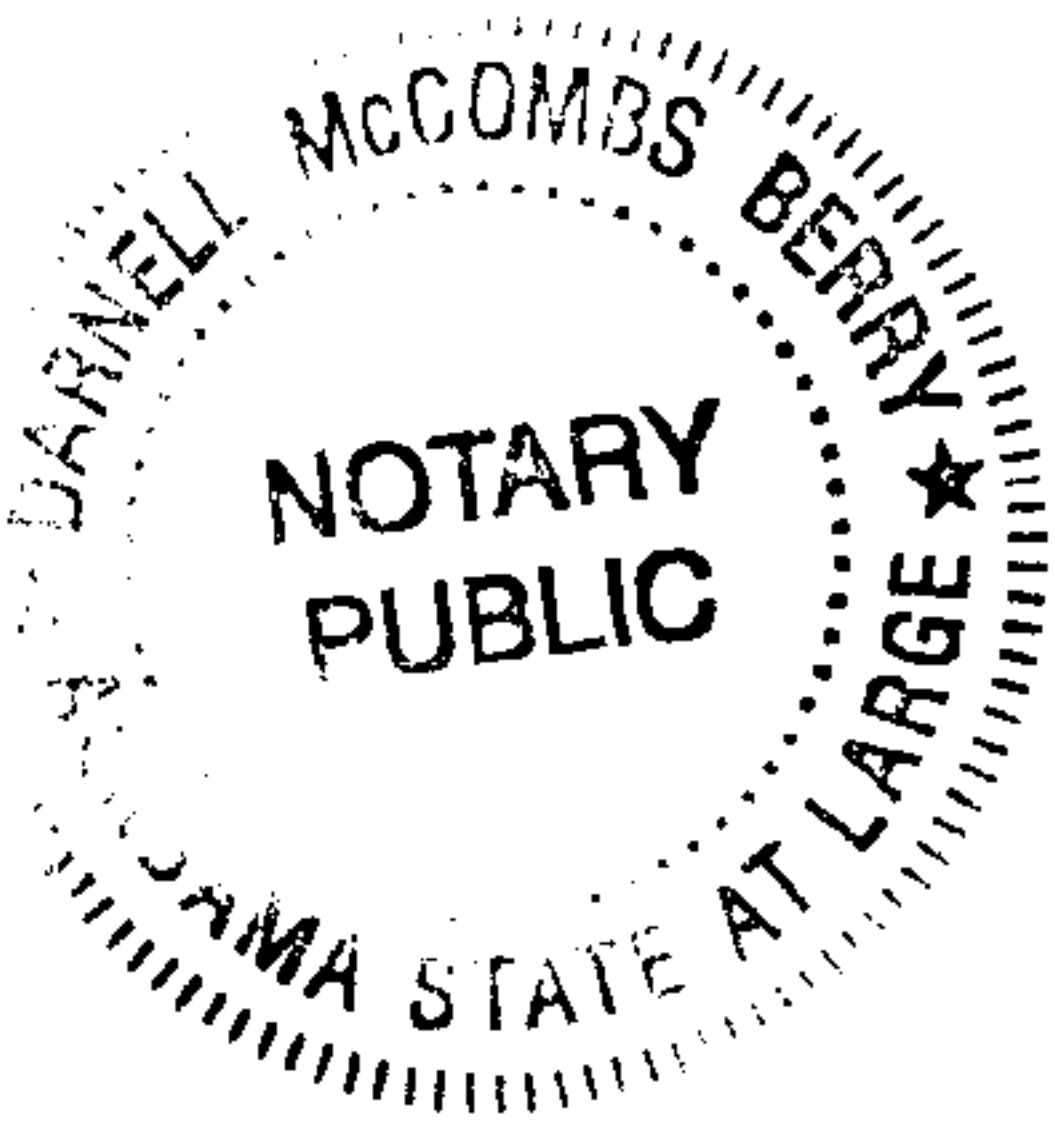
*Billie Greenhill*  
Billie Greenhill, also known as Billie Shaw Greenhill,  
individually and as Conservator of the Estate of A.C.  
Greenhill, an incapacitated adult

STATE OF ALABAMA )  
COUNTY OF MORGAN )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billie Greenhill, also known as Billie Shaw Greenhill, individually and as Conservator for A.C. Greenhill, 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 the foregoing instrument, she, individually and in her capacity as said Conservator, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this the 14 day of September, 2012.

*Darnell McCombs Berry*  
Notary Public  
My Commission Expires: 12/12/12



STATE OF ALABAMA

EXHIBIT "A"

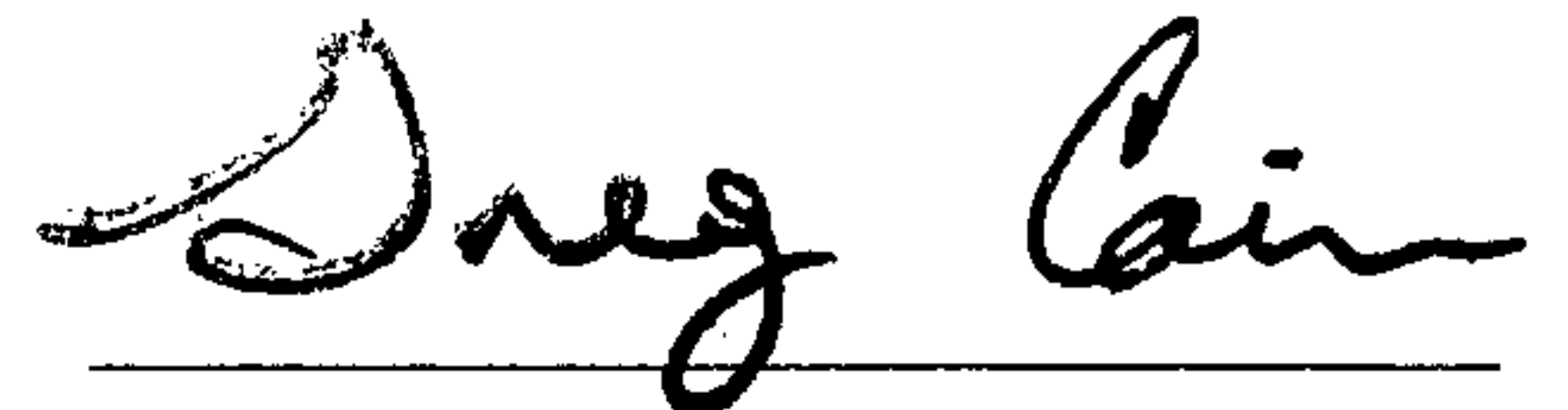
IN THE PROBATE COURT

MORGAN COUNTY

LETTERS OF CONSERVATORSHIP

LETTERS OF CONSERVATORSHIP over the estate of A. C. Greenhill, Jr., an incapacitated adult, with all powers and duties as set forth in Code of Alabama, 1975, 26-2a-152, are hereby granted to Billie Greenhill, who has duly qualified and given bond as required by law.

DATED this the 26th day of October, 2011.



Judge of Probate

STATE OF ALABAMA )

MORGAN COUNTY )

I, Greg Cain, Judge of Probate in and for said county in said state, hereby certify that the foregoing is a true and correct copy of the record of a certain documents as the same appears on file and of record in office.

DATED this the 26th day of October, 2011.



JUDGE OF PROBATE

20130109000011580 2/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
01/09/2013 09:45:33 AM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name: Billie Shaw Greenhill and A.C. Greenhill, Jr.  
Mailing Address: 237 Highway 36 East  
Hartselle, AL 35640

Grantee's Name: Billie Shaw Greenhill  
Mailing Address: 237 Highway 36 East  
Hartselle, AL 35640

Property Address:

Raw land

Date of Sale:

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value \$ 7,500.00 per acre  
5 acres

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 assessment

If the conveyance document presented for recordation contains all of the required information reference 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).

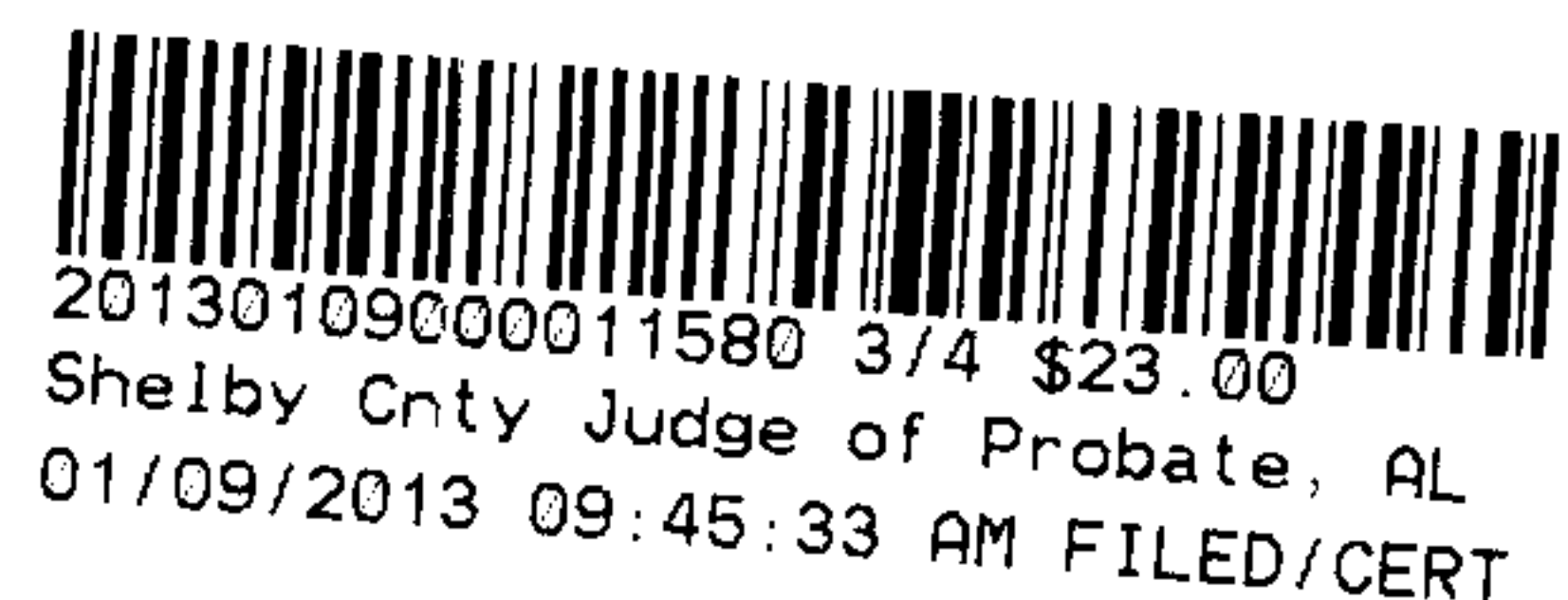
Date:

Print Billie Shaw Greenhill

☐ Unattested  
( verified by )

Sign Billie Shaw Greenhill  
Grantor/Grantee/Owner/Agent) circle one

Form RT-1



## IN THE PROBATE COURT FOR MORGAN COUNTY, ALABAMA

IN RE: THE CONSERVATORSHIP OF A.C. GREENHILL, JR.,  
AN INCAPACITATED PERSON

ORDER

A Petition To Approve Private Sale of Real Estate; To Dispose of Certain Personal Property; and To Change the Title To Certain Real Estate having been filed on May 25, 2012, it is THEREFORE

2012 2705  
Recorded in the Above  
PROBATE MINUTES Book & Page  
06-01-2012 01:39:42 PM  
Greg Cain, Probate Judge  
State of Alabama, Morgan County

ORDERED, ADJUDGED AND DECREED, that Billie Greenhill, as Conservator of the Conservatorship Estate of A.C. Greenhill, Jr., an incapacitated adult, is authorized as follows:

1. To sell the interest of the said A.C. Greenhill, Jr., in and to the said property as described in that certain Real Estate Sales Contract with Ricky Allen Blackwood dated March 13, 2012, pursuant to the terms of said contract; and that she be authorized to execute such instruments necessary to effectuate the sale of said real estate. One-half (1/2) the net proceeds are to be deposited into the conservatorship estate account and used for the care and support of A.C. Greenhill, Jr., an incapacitated adult.

2. To convey by gift to Jack Greenhill and Richard Greenhill the three (3) vehicles referenced in the petition, namely a 1980 Toyota Pickup truck; a 1991 Honda Accord and a 1999 Dodge Pickup.

3. To execute a deed from Petitioner, individually and as Conservator for the Conservatorship Estate of A.C. Greenhill, Jr., an incapacitated adult, to Petitioner individually, conveying all the right, title and interest of A.C. Greenhill, Jr. and the Conservatorship Estate of A.C. Greenhill, Jr., an incapacitated adult, in and to the property described in that certain warranty deed of record in the Office of the Judge of Probate of Shelby County, Alabama, in Book 349 at Page 644.

## FURTHER ORDERED, ADJUDGED AND DECREED:

The Court finds that the sum of \$ 33.00 is due and payable to this Court as court costs by the Conservator.

The Court finds that James R. Mason, Jr., hereto appointed Guardian Ad Litem for A.C. Greenhill, Jr., an incapacitated adult, is entitled to a reasonable fee for representing A.C. Greenhill, Jr., an incapacitated adult, in the amount of \$ 100.00. Said fee shall be paid directly by the Conservator, Billie Greenhill, from the Conservatorship Estate account.

That this petition and all related orders in this cause shall be recorded.

Entered this 1st day of June, 2012.

Christopher M. Priest  
Christopher M. Priest,  
Special Probate Judge  
Morgan County, Alabama

20130109000011580 4/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
01/09/2013 09:45:33 AM FILED/CERT