

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

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Montevallo, AL 35115 (205)665-7847 fax

Send Tax Notice to:

(Name) Barry Keith Johnson, II, Trustee

(Address) 737 Hwy 42

Calera AL 35040

**** MINIMUM VALUE NOT REQUIRED**

Personal Representative Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **HERBERT LEE JARVIS, JR., as Personal Representative of the ESTATE OF AUDREY J. JOHNSON, deceased**, (herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto **BARRY KEITH JOHNSON, II, Trustee under the Last Will and Testament of Audrey J. Johnson, dated December 29, 2009** (herein referred to as Grantee, whether one or more), all of Grantor's right, title and interest in and to the following property situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Parcel 1:

That part of the SE ¼ of SW ¼, Section 28, Township 21, Range 4 West, Shelby County, Alabama, further described as follows: Begin at the intersection of the North boundary line of said SE ¼ of SW ¼ with the East line of the Montevallo Road; thence run West a distance of 244 feet to the northeast corner of a parcel of land heretofore conveyed to Pickett; thence run South a distance of 190 feet to a road; thence run East 300 feet; thence run North to the point of beginning, containing 3-½ acres more or less.


Artie Ozella Allen, who retained a life estate in and to said property, deceased on the 7th day of May, 1977.

Source of Title: Deed Book 295, Page 450.

Parcel 2:

Commence at 213 feet north of P. H. Honeycutt Southwest corner, an running 150 feet east, thence going north 100 feet, thence going west 150 feet to the Tuscaloosa Road, thence along the said Road South 100 feet to point of beginning being one-half acre more or less and located in Section 28, Township 21, Range 4 west, in the Northeast corner of the SE ¼ of the SW ¼ of Section 28.

Source of Title: Deed Book 249, Page 757.


20140107000006730 1/4 \$24.00
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Parcel 3:

That part of the SE ¼ of the SW ¼, Section 28, Township 21, Range 4 West in Shelby County. Beginning at the North corner of the Griffin Lot and run North along the old Tuscaloosa Highway 213 feet, thence East 150 feet to point of beginning, thence continue East 117 feet to TCI Line, thence run North 346 feet to TCI corner, thence run West 245 feet to Ellen Walker corner, thence run South 225 feet to old Tuscaloosa Highway, thence run Southeast 69 feet, thence run East 150 feet, thence run South 100 feet to the point of beginning and containing two acres more or less. Being a part of the Old Ped Honeycutt property.

Source of Title: Deed Book 259, Page 137.

SUBJECT TO: Rights, reservations and restrictions of record.


SUBJECT TO LIFE ESTATE INTEREST VESTED IN BARRY KEITH JOHNSON AND JANET LEE JOHNSON, FOR AND DURING THE TERM OF EACH OF THEIR NATURAL LIVES, WITH RESPONSIBILITY FOR MAINTENANCE, INSURANCE AND PROPERTY TAX EXPENSES, WHICH ARE PROVIDED IN THE LAST WILL AND TESTAMENT OF AUDREY J. JOHNSON, AS HEREINAFTER REFERENCED.

TUCKER JOHNSON, A GRANTEE IN THE PARCEL 2 AND 3 ABOVE REFERENCED SOURCES OF TITLE, DECEASED ON OR ABOUT OCTOBER 16, 2004, HE HAVING BEEN SURVIVED BY, AUDREY J. JOHNSON, WHO DIED TESTATE IN SHELBY COUNTY, ALABAMA, ON OR ABOUT DECEMBER 6, 2012, AND HER ESTATE IS CURRENTLY PENDING IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA PURSUANT TO CASE NO. PR-2013-000137.

THIS INSTRUMENT IS EXECUTED PURSUANT TO THE AUTHORITY GRANTED IN THE LAST WILL AND TESTAMENT OF THE DECEDENT.

****PURSUANT TO ALABAMA CODE SECTION 40-22-1, NO DEED TAX IS REQUIRED FOR THIS CONVEYANCE, AS THIS INSTRUMENT IS EXECUTED FOR A NOMINAL CONSIDERATION FOR THE PURPOSE OF PERFECTING THE TITLE TO REAL ESTATE BY CONVEYING SAME AS DIRECTED WITHIN THE DECEDENT'S LAST WILL AND TESTAMENT.**

TO HAVE AND TO HOLD, to the said GRANTEE, and Grantee's heirs, successors and assigns forever.


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IN WITNESS WHEREOF, the said GRANTOR, **HERBERT LEE JARVIS, JR.**, as **Personal Representative of the Estate of AUDREY J. JOHNSON**, who is authorized to execute this conveyance, has hereto set his hand and seal, this the 20th day of November, 2013.

ESTATE OF AUDREY J. JOHNSON

By: Herbert Lee Jarvis, Jr.
HERBERT LEE JARVIS, JR.

Its: 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 **HERBERT LEE JARVIS, JR.**, whose name as **Personal Representative** of the **ESTATE OF AUDREY J. JOHNSON, deceased**, 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, as such Personal 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 the 20th day of November, 2013.

Debbie J. Dean
Notary Public

My Commission Expires: 9/3/2014



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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Herbert Lee Jarvis, Jr., Pers. Rep.
Mailing Address of Estate of Audrey J. Johnson
1825 Parker Road, Box 148
Conyers, GA 30094

Grantee's Name Barry Keith Johnson, II, Trustee
Mailing Address 737 Hwy 42
Calera AL 35040

Property Address 8600 Highway 10
Montevallo, AL 35115

Date of Sale 11-10, 2013

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$ _____



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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 Non-Taxable Estate Transfer (Alabama
Code Section 40-22-1)

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).

Attested by: Mitchell A. Spears

Print Herbert Lee Jarvis, Jr.
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 20th day of November, 2013.

[Signature]
Notary Public
My commission expires: 9/3/2014