

20140801000238250 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/01/2014 01:55:15 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

Send Tax Notices To:
James Leonard McGaughy
1001 Mar Walt Drive, Apt. 433
Fort Walton Beach, FL 32547

EXECUTOR DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned as the duly appointed Personal Representative of the Estate of Clara Nivens McGaughy (the Decedent) who died testate on September 18, 2012 and whose Last Will and Testament was admitted to Probate by the Probate Court of Jefferson County, Alabama, Case No. 2013-219304 (GRANTOR) pursuant to the powers granted both by said Will and under Section 35-4-320 of the Alabama Code (1975), and in consideration of the payment of Ten and no/100 Dollars (\$10.00) the receipt and sufficiency of which is hereby acknowledged, does this day grant, bargain, sell and convey unto James Leonard McGaughy, a single man, (GRANTEE), all of the Decedent's right, title, and interest to the following parcel of land lying in Shelby County, Alabama and more particularly described as follows:

Parcel 1

The SW ¼ of the SE ¼, Section 27, Township 19, Range 2 East.

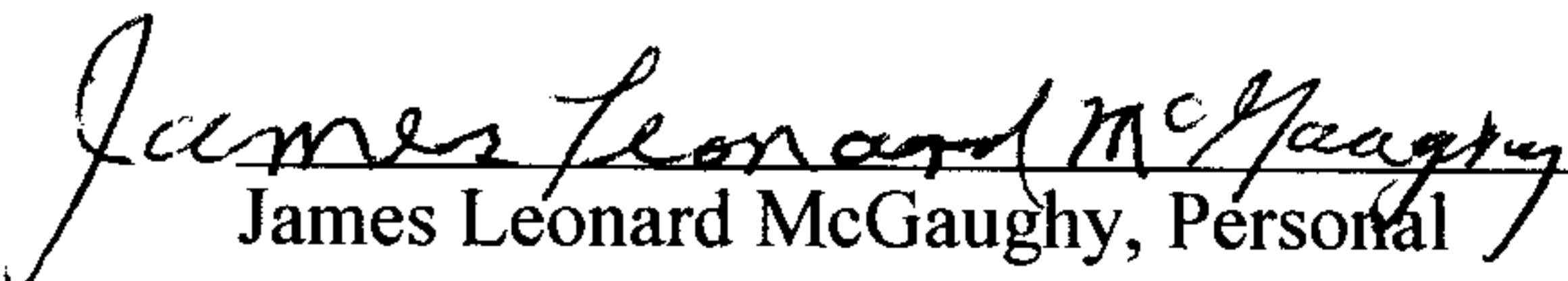
Parcel 2

A tract of land situated in the NW ¼ of SE ¼ Section 27, Township 19, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said forty; thence East along the South line of said forty 375 feet; thence North and parallel with the West line of said forty, 177 feet, more or less, to the South right of way line of new paved road known as Glaze Ferry Road; thence in a Southwesterly direction along the South right of way line of said road, 386 feet, more or less, to its point of intersection with the West line of said forty; thence South along the West line of said forty 72 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

TITLE NOT CHECKED BY PREPARER

To Have and to Hold the said tract or parcel of land unto the said GRANTEE, his heirs and assigns, in fee simple forever. Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition by the Grantor.


IN WITNESS WHEREOF, the undersigned as Personal Representative under the Last Will and Estate of Clara Nivens McGaughy, deceased, has hereunto subscribed his name on the July day of 2014.


James Leonard McGaughy, Personal
Representative of the Will and Estate of Clara
Nivens McGaughy, Deceased.

STATE OF ALABAMA)
) SS
SHELBY COUNTY)

General Acknowledgment

I Patricia Y Comer a Notary Public in and for said County is said State, hereby certify that James Leonard McGaughy, as Executor of the Will and Estate of Clara Nivens McGaughy, Deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day and being informed of the contents of the conveyance, he, in his capacity as such Executor executed the same voluntarily on the date the same bears.


Notary Public
My Commission Expires: 5/6-15

This Document Prepared By:
Patricia Y. Comer, Esquire
COMER & UPSHAW, LLP
Attorneys at Law
2107 Second Avenue North
Birmingham, AL 35203
(205) 250-7670



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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 Clara Nivens McGaughy
Mailing Address by James Leonard McGaughy, P.R.
1001Mar Walt Drive, Apt 433
Fort Walton Beach, FL 32547

Grantee's Name James Leonard McGaughy
Mailing Address 1001 Mar Walt Drive, Apt 433
Fort Walton Beach, FL 32547

Property Address Glaze Ferry Road
Harpersville, AL 35078
Undeveloped land/no buildings

Date of Sale July 1, 2014
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 165,000

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 2014 assessed value

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 7-1-14

Print James Leonard McGaughy

Unattested

(verified by)

Sign

James Leonard McGaughy
(Grantor/Grantee/Owner/Agent) Circle one

Form RT-1