


This instrument prepared by:
Law Office of T. David Roper, LLC
1818 Third Avenue North
Bessemer, AL 35020


20150114000014700 1/2 \$65.00
Shelby Cnty Judge of Probate, AL
01/14/2015 03:11:07 PM FILED/CERT

Sent tax notice to:
Bobby E. Sherrer, Jr.
180 Brookhill Road
Montevallo, AL 35115

PERSONAL REPRESENTATIVE'S DEED

**This Deed reflects the transfer of ownership to the Grantee(s) in the
Estate of Lula Nix Sherrer, Deceased,
Case No. PR 2014-000740, Shelby County, Alabama**

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration for ONE THOUSAND dollars and no cents (\$1,000.00) and other good and valuable consideration paid to the undersigned by the GRANTEE herein, the receipt of which is acknowledged, I, Bobby Eugene Sherrer, Jr., as Personal Representative of Lula Nix Sherrer, Deceased (GRANTOR), do grant, bargain, sell, and convey unto Bobby Eugene Sherrer, Jr. (GRANTEE), a married man, individually, the following described real estate situated in Shelby County, Alabama, to wit:

As a point of reference begin at SW corner of the SW 1/4 of SE 1/4 of Section 16, Township 22 South, Range 3 West; thence proceed in a NE direction along a straight line making an angle of 55°17' with the S/S of said SW 1/4 of SE 1/4 a distance of 483.06' to point on the NW right-of-way line of Montevallo and Ashville Road and point of beginning; thence at an angle to the left of 100°52' a distance of 165'; thence at an angle to the left 90° a distance of 100.13'; thence at an angle to the left 90° a distance of 165' to the NW right of way line of said Montevallo and Ashville Road; thence at an angle to the left of 90° along the NW right-of-way of said Road 100.13' to point of beginning. Being a part of the SW 1/4 of SE 1/4 of Section 16, Township 22 South, Range 3 West, and situated in Shelby County, Alabama.

SOURCE OF TITLE: BOOK 176, PAGE 7, DEED BOOK OF SHELBY COUNTY, ALABAMA.

NO TITLE SEARCH HAS BEEN PERFORMED BY THE PREPARER OF THIS INSTRUMENT.

The above described property is not the homestead of the GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE for and during his life, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of January, 2015.

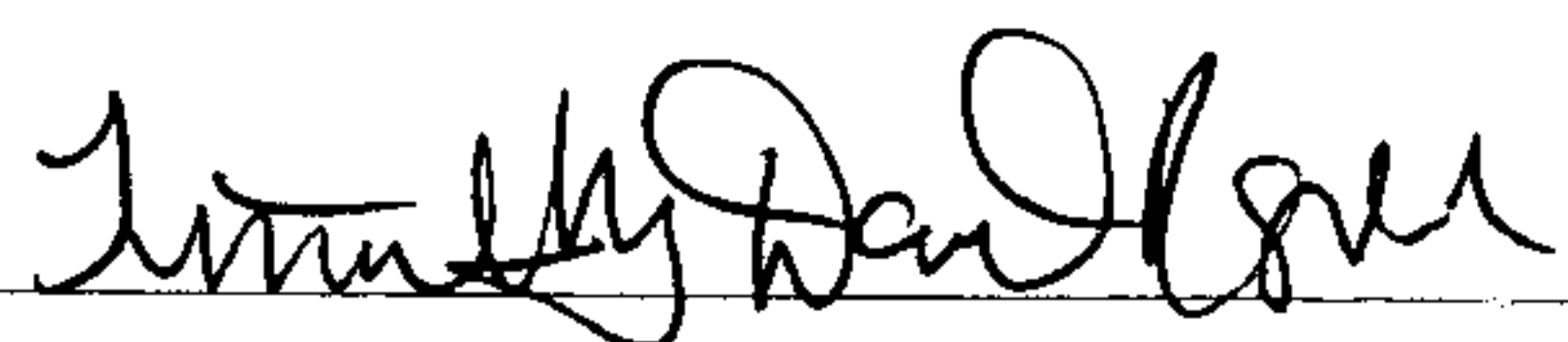

BOBBY EUGENE SHERRER, JR.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority a Notary Public in and for said County, in said State hereby certify that Bobby Eugene Sherrer, Jr. 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of January, 2015.

Shelby County, AL 01/14/2015
State of Alabama
Deed Tax: \$48.00


Notary Public
My Commission Expires: 1/27/16

Real Estate Sales Validation Form

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

Grantor's Name Bobby E. Sherrer Jr
Mailing Address 180 Brookhill Rd
Montevallo AL
35115

Grantee's Name Bobby E Sherrer Jr
Mailing Address 180 Brookhill Rd
Montevallo AL
35115

Property Address _____

Date of Sale 11/12/15
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 47,600

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 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 11/14/15

Print T David Rose

☐ Unattested

Sign T David Rose

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1