

Send tax notice to:
Connie D. Buckingham, et al
628 Bayhill Road
Birmingham, AL 35244

This Instrument Prepared By:
Anthony C. Willoughby, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED. THIS INSTRUMENT MEETS THE REQUIREMENTS OF SECTION 40-22-1, CODE OF ALABAMA 1975, AS AMENDED (ALSO KNOWN AS ACT 2012-494).

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the terms of the Last Will and Testament of Clifton H. Dunlap aka Clifton Homer Dunlap, deceased, the undersigned Grantor, Connie Dunlap Buckingham, in her capacity as Personal Representative of the Estate of said decedent, whose mailing address is 628 Bayhill Road, Birmingham, AL 35244, with the general authority to execute conveyances conferred upon the Personal Representative and pursuant to the terms of the Last Will and Testament of said decedent, does grant, bargain, sell and convey unto Connie D. Buckingham, a married woman, and Viki Dunlap Howard, a married woman, as joint tenants with right of survivorship (hereinafter referred to as "Grantees"), whose mailing address is c/o Connie D. Buckingham, 628 Bayhill Road, Birmingham, AL 35244, all of the following described real estate situated in Shelby County, Alabama, to-wit:

1.08 acres more or less out of the SE 1/4 of the SW 1/4, Section 5, Township 18, Range 2 East. Lying and being in that portion south of Columbiana Road, more particularly described as follows: For point of beginning go north from the south east corner 420 feet along the east boundary line of the SE 1/4 of the SW 1/4, thence continue in a straight line along the east boundary 180 feet to the south side of Columbiana Road, thence south west along the south side of the Columbiana road 300 feet, thence south 180 feet, thence east 225 feet to point of beginning.

SOURCE OF TITLE: Instrument No. 2013002000396000

Property Address: 21014 Highway 55, Sterrett, AL 35147

This conveyance is exempt from deed tax as the property passed pursuant to said decedent's Will.

Tax Assessor's Market Value \$37,110

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies

as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, their heirs and assigns forever.

The said decedent's Will dated January 27, 2004, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2014-000489 and said Court issued Letters Testamentary to the Personal Representative on July 31, 2014.

This instrument is executed by the Grantor solely in her representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in her individual capacity, and the liability of the Grantor is expressly limited to her representative capacity named herein.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 30th day of JANUARY, 2015.

Connie Dunlap Buckingham
Personal Representative
Connie Dunlap Buckingham, as Personal Representative of the Estate of Clifton Homer Dunlap aka Clifton H. Dunlap, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Connie Dunlap Buckingham, whose name as Personal Representative of the Estate of Clifton Homer Dunlap aka Clifton H. Dunlap, 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, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this 30 day of January, 2015.

Anthony C. Willoughby

Notary Public

Anthony C. Willoughby
Printed Name

My Commission Expires: 5-13-15



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/06/2015 09:52:38 AM
\$17.00 DEBBIE
20150206000039540

J. Fuhrmeister