

Send Tax Notice To:
Tammy Schoel, as Trustee
3300 Hermitage Road
Birmingham, AL 35223

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Tammy Schoel, as Personal Representative of the Estate of Joyce L. Vinsant, deceased, Probate Case No. 2012-216294 (the "Grantor" and the "Estate," respectively), for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby, subject to the terms, conditions, reservations, and exceptions set forth hereinbelow, GRANT, BARGAIN, SELL and CONVEY unto Tammy Schoel, as Trustee of the Lindsay Jo Vinsant Special Needs Trust under the Last Will and Testament of Joyce L. Vinsant ("Grantee"), all of its right, title, interest and claim in or to the real property located in Shelby County, Alabama, described hereinbelow:

The NW 1/4 of the SE 1/4, the NE 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4, the SE 1/4 of the SE 1/4, all in Section 28, Township 18 South, Range 1 East, LESS AND EXCEPT a parcel containing 3 acres more or less of land in the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 28. Said parcel has equal distances on each side.

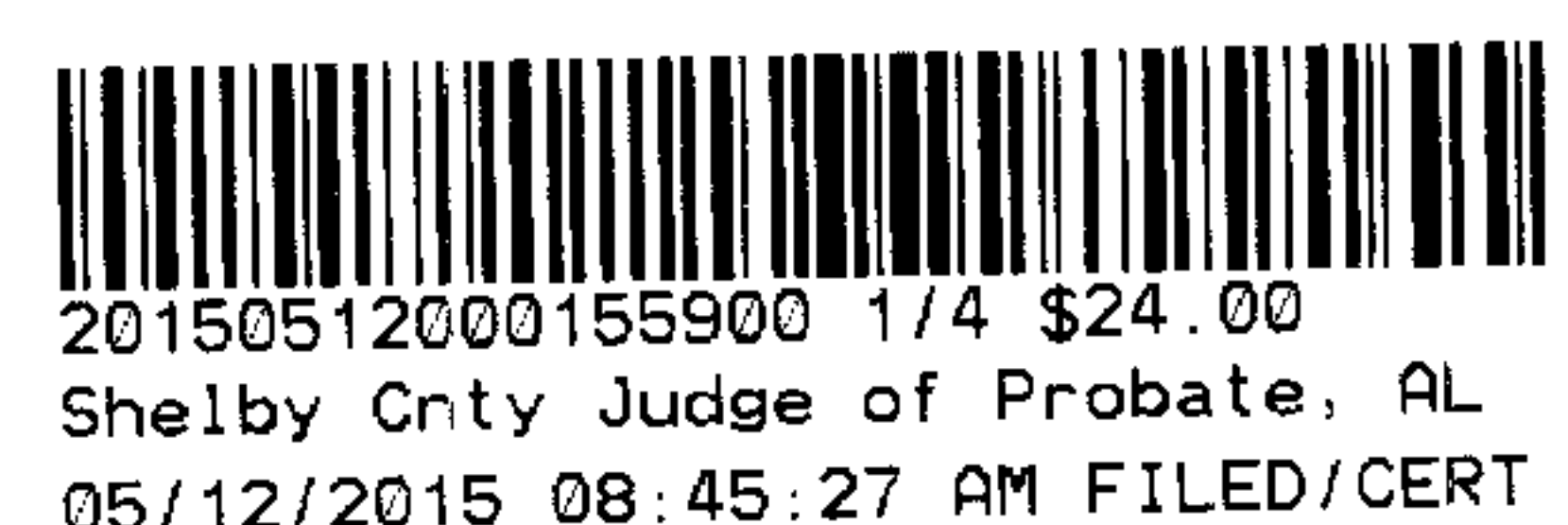
Also:

A 50 foot wide easement lying East of and adjacent to the West section line of Section 28, Township 18 South, Range 1 East, said easement begins at a point 432.60 feet North of the Southwest corner of the SW 1/4 of the NW 1/4 of Section 28, Township 18 South, Range 1 East and runs North to the South right of way line for County Road #43 AND ALSO the following described centerline of a 25 foot wide easement as follows:

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 28, Township 18 South, Range 1 East; thence run North on the section line for 445.10 feet; thence right 90°00'00" for 50.0 feet to the point of beginning; thence continue on the same line for 196.11 feet; thence right 3°14'00" for 494.88 feet; thence left 3°02'30" for 700.0 feet; thence Southeast for 1280 feet more or less to the West 1/4-1/4 line for the NW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 1 East. Said point being 12.5 feet South of the Northwest corner of the NW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 1 East and the point of ending.

All being situated in Shelby County, Alabama.

SUBJECT TO: existing easements, restrictions, set back lines, rights-of-way, limitations, if any, of record, and all matters of survey.



THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The purpose of this deed is for the Grantor to convey to Grantee all of its right, title, and interest in the above described property to satisfy the requirement under Item III-A added to the Will by the First Codicil regarding the one-third share of Lindsay Jo Vinsant, and to transfer the remaining two-thirds interest owned by the Estate from prior conveyances to it by John Mark Vinsant and Jonna V. Stiles, so that the Grantee as the residuary beneficiary under the Will will have fee simple title to said property.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied. This instrument is executed by the Personal Representative solely in her representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the Personal Representative in her individual, non-representative capacity. The Grantor expressly limits her liability hereunder to the property now or hereafter held by her in her representative capacity named.

IN WITNESS WHEREOF, Grantor has executed this conveyance in her capacity as Personal Representative of the Estate of Joyce L. Vinsant, deceased, on this 6th day of May, 2015.

THE ESTATE OF JOYCE L. VINSANT, DECEASED

By: Tammy Schoel
Tammy Schoel
Personal Representative

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON) **ACKNOWLEDGMENT**


I, the undersigned Notary Public in and for said County and State, hereby certify that Tammy Schoel, as Personal Representative of the Estate of Joyce L. Vinsant, Deceased, 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 foregoing, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 6th day of May, 2015.

Julie Shaw
Notary Public
My Commission Expires: 12-27-18

THIS INSTRUMENT PREPARED BY:

William S. Pritchard, III
PRITCHARD, McCALL & JONES, L.L.C.
1210 Financial Center
505 North 20th Street
Birmingham, AL 35203
Phone: (205) 328-9190


20150512000155900 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
05/12/2015 08:45:27 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 Tammy Schoel, as P.R. of the Est. Grantee's Name Tammy Schoel, as Trustee of the
Mailing Address of Joyce L. Vinsant Mailing Address Undsay Jo Vinsant Special Needs Trust
3300 Hermitage Rd. 3300 Hermitage Rd.
Birmingham, AL 35223 Birmingham, AL 35223

Property Address no address assigned Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 345,400

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 _____

Print Alexander W. Jones, Jr.

Unattested _____

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



20150512000155900 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
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