

**TITLE NOT CHECKED**

**THIS INSTRUMENT PREPARED BY:**

Chris Speaks, P.C.  
Attorney at Law  
305 6<sup>th</sup> Street N  
Clanton, AL 35045

**CORRECTION DEED OF PERSONAL REPRESENTATIVE  
UNDER POWER OF WILL**

**STATE OF ALABAMA**

**SHELBY COUNTY**


This conveyance, made and entered into on this, the 21<sup>st</sup> day of August, 2015, by **Bruce Thomas Cuthbert, as Personal Representative of the Last Will and Testament of Tamera E. Cuthbert**, deceased, witnesseth:

That, whereas, Tamera E Cuthbert, a.k.a. Tamera Dixon Cuthbert, Tammy Cuthbert, Tamera Dixon, Tammy Dixon, departed this life on or about the 17<sup>th</sup> date of October, 2012, leaving a Last Will and Testament wherein the undersigned, Bruce Thomas Cuthbert, was nominated and appointed Personal Representative thereof, which said Last Will and Testament was duly admitted to probate in the Probate Court of Chilton County, State of Alabama, on the 24<sup>th</sup> day of October, 2012;

And, whereas, the said Court did on the 24<sup>th</sup> day of October, 2012, issue to the undersigned, Bruce Thomas Cuthbert, Letters Testamentary;

Now, therefore, in consideration of the directives contained in the Last Will and Testament of Tamera E. Cuthbert, the undersigned pursuant to the power and authority vested in him by the terms of said Will, has granted, bargained, and sold and by these presents does grant, bargain, sell and convey to **Bruce Thomas Cuthbert**, the following described property situated, lying, and being in the County of Shelby, State of Alabama, to-wit:

Commence at the SE corner of the SE ¼ of the NW ¼ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama; thence S 89° 15' 0" W a distance of 900.00'; thence N 19° 45' 0" W a distance of 557.00'; thence N 17° 30' 0" W a distance of 251.80' to the Northerly right-of-way of Alabama Hwy. 25; thence N 71° 54' 55" E along said right-of-way a distance of 49.90' to the Point of Beginning; thence continue along the last described course a distance of 287.73' to the point of curve to the right having a central angle of 22° 08' 59" and a radius of 1059.15'; thence along the arc of said curve and along said right-of-way a distance of 409.45' to PT Station 29+52.852 of Alabama Hwy. 25; thence S 85° 56' 6" E along said right-of-way a distance of 146.20' to the Southerly right-of-way of Alabama Hwy. 155; thence N 66° 31' 49" W along said right-of-way a distance of 104.08' to the point of curve to the right having a central angle of 06° 40' 37" and a radius of 1122.67'; thence along the arc of said curve and along said right-of-way a distance of 130.83' to the Southerly right-of-way line of Norfolk Southern Railroad said point also a point on a curve the right having a central angle of 02° 00' 16" and a radius of 4292.43'; said curve subtended by a chord bearing S 70° 56' 51" W and a chord distance of 150.16'; thence along the arc of said cure and along said railroad right-of-way and leaving said Hwy. 155 right-of-way a distance of 150.17'; thence S 18° 26' 0" E along said right-of-way a distance of 27.42' to a point on the Northerly right-of-way of Alabama Hwy. 25; thence S 18° 05' 05" E and leaving said railroad right-of-way and along said Hwy

  
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Shelby Cnty Judge of Probate, AL  
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25 right-of-way a distance of 25.81' to the Point of Beginning. Said parcel of land contains 0.73 acres, More or Less.

SUBJECT TO and right-of-way and/or easements that may be found in Office of Judge of Probate in Shelby County, Alabama.

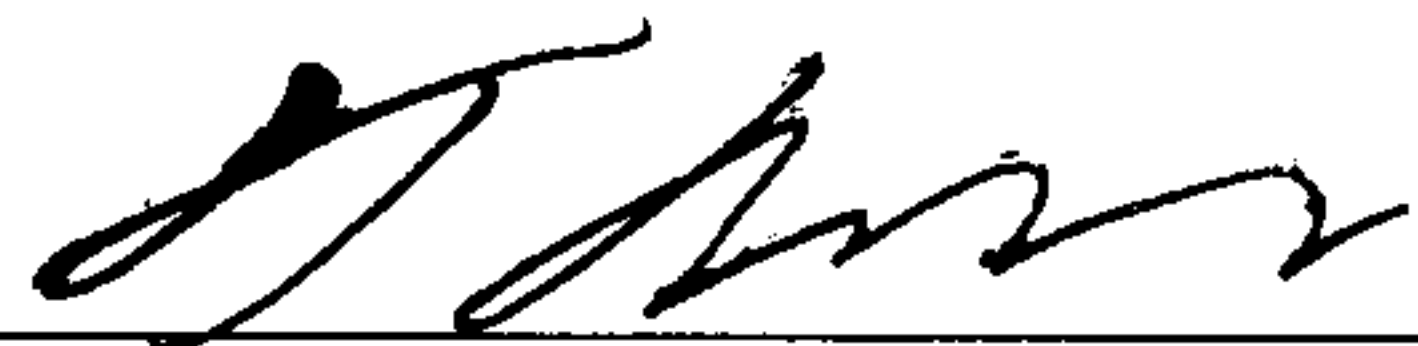
LESS any part of subject property condemned by the State of Alabama by Instrument 20040330000162890 and Instrument 1997-15832.

Being more particularly described and depicted on survey prepared by Rodney Shiflett, AL. Reg. No.#21784, dated February 27<sup>th</sup>, 2003.

**THIS DEED CORRECTS THAT DEED DATED OCTOBER 3<sup>RD</sup>, 2013, FILED IN BOOK 2013 INSTRUMENT 1010000407250.**

**TO HAVE AND TO HOLD** the said above described property unto said **Bruce Thomas Cuthbert**, his heirs and assigns forever, together with every contingent, remainder, and right of reversion, as fully and completely in all respects as the Personal Representative could or ought to convey the same under and by virtue of the power and authority vested in him, in said Last Will and Testament and by the orders and decrees of the Court herein entered.

**IN WITNESS WHEREOF**, the said **Bruce Thomas Cuthbert** set his and seal on this, the 21<sup>st</sup> day of August, 2015.

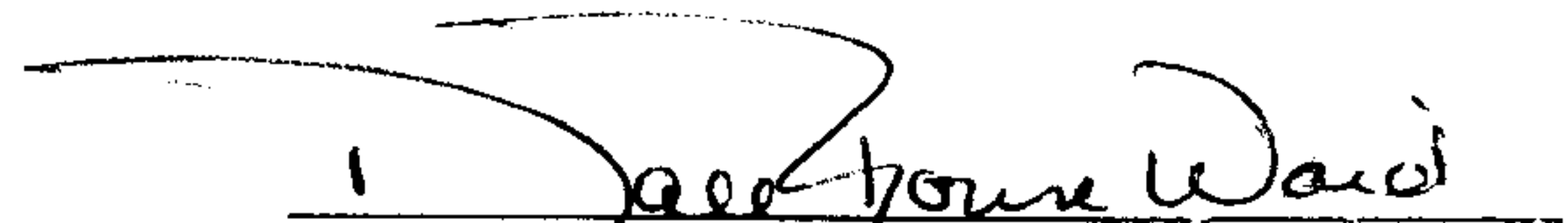


**Bruce Thomas Cuthbert**  
**Personal Representative of the**  
**Estate of Tamera E. Cuthbert,**  
**Deceased**

**STATE OF ALABAMA**  
**CHILTON COUNTY**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Bruce Thomas Cuthbert** whose is named as Personal Representative of the Estate of Tamera E. Cuthbert, deceased, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that being informed of the contents of said deed, he, as such Personal Representative, executed the same voluntarily and as provided by the powers in the Last Will and Testament of Tamera E. Cuthbert, deceased.

Given under my and this, the 21<sup>st</sup> day of August, 2015.



**NOTARY PUBLIC**

My Commission Expires: 10-3-15

**GRNATEE'S ADDRESS:**



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Attorney preparing this instrument makes no certification as to the condition or merchantability of the titles to the land described therein, or to the legal description provided.

IN THE PROBATE COURT OF CHILTON COUNTY, ALABAMA

IN RE: The Estate Of:

\*  
\*  
\*  
\*  
\*  
\*

Case No. 2013-019

TAMERA E. CUTHBERT, a.k.a.,  
Tamera Dixon Cuthbert, Tammy Cuthbert,  
Tamera Dixon, Tammy Dixon,  
Deceased.

**LETTERS TESTAMENTARY**  
(For Specific Purpose)

The Will of TAMERA E. CUTHBERT, et. al, having been duly admitted to record in said county, and Letters Testamentary having been granted and the Estate having been closed on or about March 16, 2015, and a Petition to Re-Open the Estate for A Specific Purpose having been filed this date, Letters Testamentary are hereby granted to BRUCE THOMAS CUTHBERT, the Personal Representative named in said will, who has complied with the requisitions of the law and is authorized to administer the estate. Subject to the priorities stated in Code of Alabama (1975, as amended) § 43-8-76, the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers, without limitation, authorized in transactions under Code of Alabama (1975, as amended) § 43-2-843, as follows:

1. Execute and deliver a deed of conveyance to the sole beneficiary under the Will for property in Shelby County, Alabama, clarifying the legal description therein.


WITNESS my hand, and dated this 21<sup>st</sup> day of August, 2015



HON. ROBERT M. MARTIN  
Judge of Probate

STATE OF ALABAMA, CHILTON COUNTY

I hereby certify that within \_\_\_\_\_  
was filed in the Probate Court for record  
8/21 2015 and record it  
\_\_\_\_\_ Record



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and examined Robert M. Martin  
ROBERT M. MARTIN  
Judge of Probate



**Real Estate Sales Validation Form**

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

Grantor's Name Bruce Thomas Cuthbert  
Mailing Address \_\_\_\_\_  
Clanton, AL 35045

Grantee's Name Bruce Thomas Cuthbert  
Mailing Address \_\_\_\_\_  
Clanton, Al 35045



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Property Address \_\_\_\_\_  
\_\_\_\_\_,  
Shelby County, AL \_\_\_\_\_  
\_\_\_\_\_

Sale: August 21, 2015

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 74,450.

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 Tax Office

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.

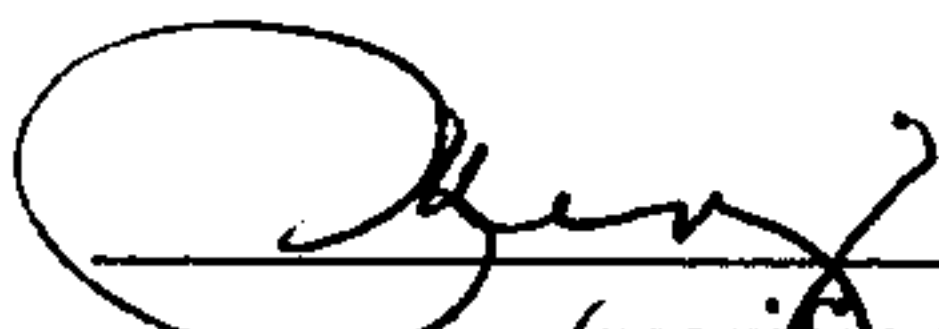
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 raise statements claimed on this form may result in the imposition of the penalty indicated In Code of Alabama 1975 § 40-22-1 (h).

Date August 21, 2015

Print Bruce Thomas Cuthbert

Unattested

  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one