


Send Tax Notice to:
Charles W. Reynolds
107 Savoy Place
Calhoun, Georgia 30707

This instrument prepared by
Ellis, Head, Owens & Justice
P.O. Box 587
Columbiana, Alabama 35051


20171121000419970 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
11/21/2017 08:18:51 AM FILED/CERT

DEED OF PERSONAL REPRESENTATIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Monica M. Reynolds died testate on or about December 12, 2014, and was the owner of certain hereinafter described property situated in Shelby County, Alabama, and

WHEREAS, the Probate Court of Baldwin County, Alabama entered a Decree Admitting Will to Probate and Granting Letters Testamentary, and issued Letters Testamentary, on February 19, 2015, in the Matter of the Estate of Monica M. Reynolds, deceased, Case No. 31788, and

WHEREAS, the undersigned Wendy Pierce was duly and properly appointed as Personal Representative of the Estate of Monica M. Reynolds, deceased, and is acting in such capacity, and

WHEREAS, pursuant to Article Three in the Last Will and Testament of Monica M. Reynolds, deceased, approximately two (2) acres located in Montevallo, Alabama, was devised to the Randall Reynolds Family Cemetery, a/k/a James C. Reynolds Cemetery, as provided therein, and

WHEREAS, the Randall Reynolds Family Cemetery and the James C. Reynolds Cemetery are one and the same, and

WHEREAS, the said Wendy Pierce, as Personal Representative of the Estate of Monica M. Reynolds, deceased, has the power and authority to execute this conveyance pursuant to the Last Will and Testament of Monica M. Reynolds, deceased, as admitted to probate by the Probate Court of Baldwin County, Alabama, and

WHEREAS, this deed is to satisfy the devise and requirements of the Last Will and Testament of Monica M. Reynolds, deceased.

NOW, THEREFORE, in consideration of the premises, the specific devise in the Last Will and Testament of Monica M. Reynolds, deceased, fulfillment of the requirements and duties of the undersigned Personal Representative, and One Dollar & other good and valuable consideration, in hand paid to the undersigned Grantor, by the Grantees, the receipt whereof is hereby acknowledged, I, the undersigned, Wendy Pierce, as Personal Representative of the Estate of Monica M. Reynolds, deceased (hereinafter referred to as Grantor), do grant, bargain, sell and convey unto Charles W. Reynolds and Thomas C. Reynolds, as Co-Administrators and Co-Trustees of the Randall Reynolds Family Cemetery, a/k/a James C. Reynolds Cemetery (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

The South 257 feet to the following described property:

Beginning at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 22 South, Range 3 West; thence run North 2 degrees 40 minutes West a distance of 1208.00 feet; thence run South 70 degrees 05 minutes East a distance of 332.5 feet; thence run South 5 degrees 0 minutes East a distance of 1904.2 feet; thence run South 85 degrees 00 minutes West a distance of 50.0 feet; thence run South 5 degrees 00 minutes East a distance of 180.0 feet; thence run South 84 degrees 11 minutes 07 seconds West a distance of 342.41 feet; thence run North 2 degrees 40 minutes West a distance of 1023.00 feet to the point of beginning. Situated in the Southeast 1/4 of the Southwest 1/4 of Fractional Section 1, Township 24 North, Range 12 East. All of which is lying in Fractional Section 1.

Subject to restrictions, easements and rights of way of record.

Monica M. Reynolds is one and the same person as Monica Marie Reynolds identified in the deed recorded as Instrument No. 1997-17830 with the Shelby County Judge of Probate.

Jack Reynolds, the husband of Monica M. Reynolds, a/k/a Monica Marie Reynolds, died on or about April 18, 2006.

Bruce E. Reynolds, identified as a Co-Administrator of the James C. Reynolds Cemetery on the deed dated July 13, 2011, and recorded as Instrument No. 20110721000212150 with the Shelby County Judge of Probate, died on or about September 12, 2017.


The Randall Reynolds Family Cemetery and the James C. Reynolds Cemetery are one and the same.

TO HAVE AND TO HOLD to the said Grantees, Charles W. Reynolds and Thomas C. Reynolds, as Co-Administrators and Co-Trustees of the Randall Reynolds Family Cemetery, a/k/a James C. Reynolds Cemetery, their heirs and assigns forever.

And I do, as Personal Representative of the Estate of Monica M. Reynolds, deceased, covenant with the said Grantees, their heirs and assigns, that as Personal Representative of said Estate, I have authority and right to sell and convey the same as aforesaid.

11th IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of November, 2017.

Estate of Monica M. Reynolds,
Deceased


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By: Wendy Pierce
Wendy Pierce, as Personal
Representative of the Estate of
Monica M. Reynolds, deceased

STATE OF ALABAMA)
BALDWIN COUNTY)

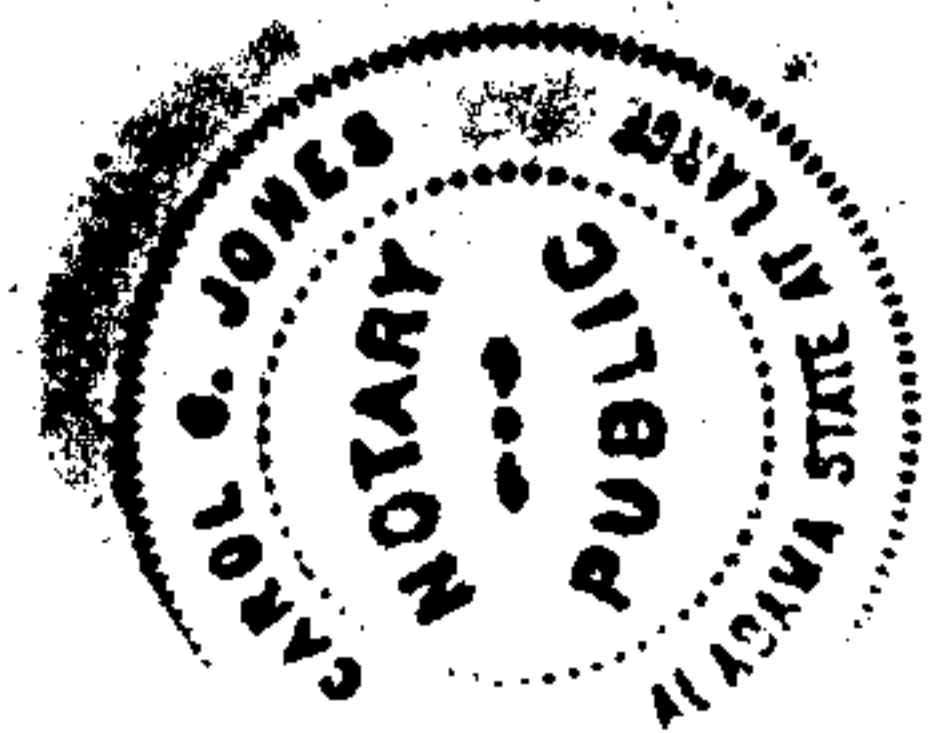
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wendy Pierce, whose name as

Personal Representative of the Estate of Monica M. Reynolds, deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of November, 2017.

Paul J. Jones
Notary Public

My commission Expires: 11-26-2017



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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 Wendy Pierce, personal representative
Mailing Address of Estate of Monica M. Reynolds
140 South Section Street
Fairhope, AL 36532

Grantee's Name Charles W. Reynolds, Thomas C. Reynolds,
Mailing Address and Bruce E. Reynolds
107 Savoy Place
Calhoun, Georgia 30707


Property Address _____

Date of Sale November , 2017
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 25,540.00

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 Assessment


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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 11/9/17

Print Wendy Pierce

☐ Unattested

Carl J. Jones
(verified by)

Sign Wendy Pierce
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1