

This instrument prepared by:
Law Offices of Thomas J. Skinner, IV, LLC
2164 11th Avenue South
Birmingham, Alabama 35205

Send tax notice to:
Paige Phillips
1434 Highway 301
Calera, Alabama 35040

STATE OF ALABAMA)
SHELBY COUNTY)

DEED OF CONVEYANCE BY ADMINISTRATOR

KNOW ALL MEN BY THESE PRESENTS, that whereas Wallace Wheeler Watson, Jr., deceased, died intestate and an Administration has been opened in the Probate Court of Jefferson County, Alabama, Bessemer Division, Case Number 18BES00010, and

Whereas Paige Phillips has been duly appointed as Administrator of the Estate of Wallace Wheeler Watson, Jr., and Letters of Administration have been issued to said Paige Phillips by Order dated January 8, 2018, by said Court, and

Whereas Paige Phillips is the sole heir of Wallace Wheeler Watson, Jr.; and

Whereas more than six months have passed since the issuance of the Letters of Administration and there are no pending claims against the Estate of Wallace Wheeler Watson, Jr.;

NOW THEREFORE, the undersigned, Paige Phillips as Administrator of the Estate of Wallace Wheeler Watson, Jr., does hereby convey and warrant unto Paige Phillips the following described real estate, situated in City of Calera, Shelby County, Alabama, to-wit:

The South Estate Quarter of the South West Quarter, Section 6, Township 24, Range 14 East, situated, lying, and being in Shelby County, Alabama.

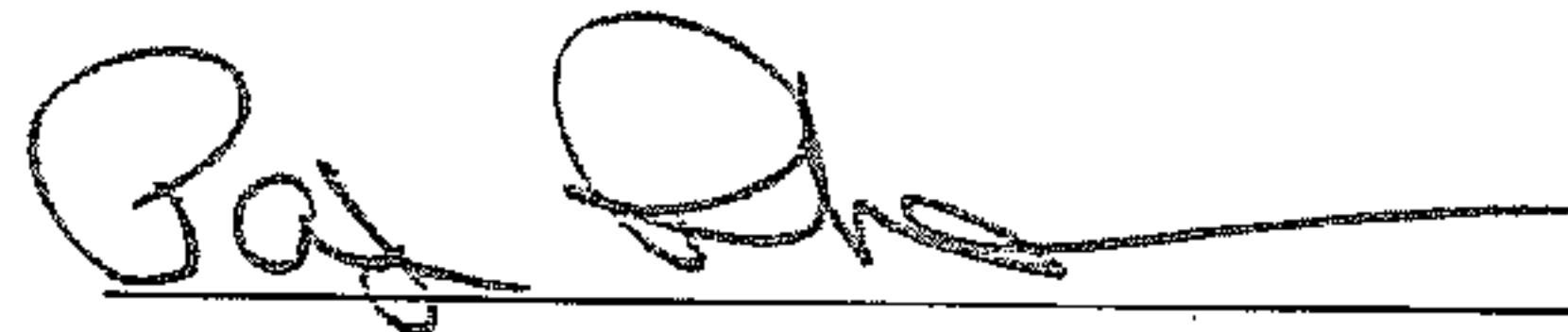
NOTE: This deed is being made and executed in connection with the final settlement of the Estate of Wallace Wheeler Watson, Jr., deceased. The legal description was furnished by the parties. No verification of title or compliance with governmental requirements has been made by the preparer of this deed.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the said premises, as herein described, with the appurtenances unto the said Paige Phillips, in fee simple to her and her heirs forever.

IN WITNESS WHEREOF, the said Paige Phillips, as Administrator of the Estate of Wallace Wheeler Watson, Jr., and with full authority, has hereunto set her hand and seal this the 11 day of July, 2018.

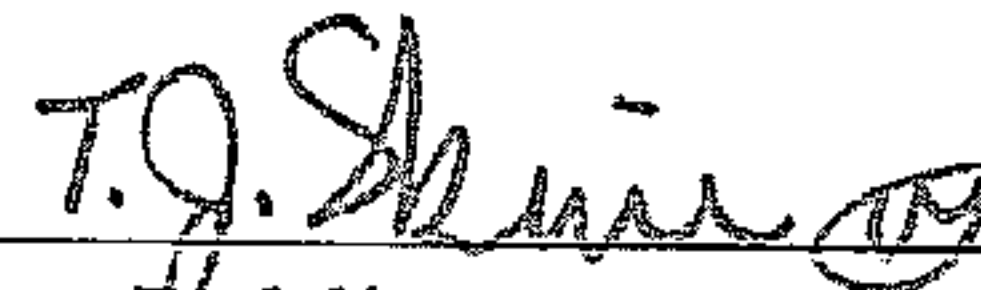
WALLACE WHEELER WATSON, JR.



Paige Phillips, as Administrator of the Estate of
Wallace Wheeler Watson, Jr., Deceased

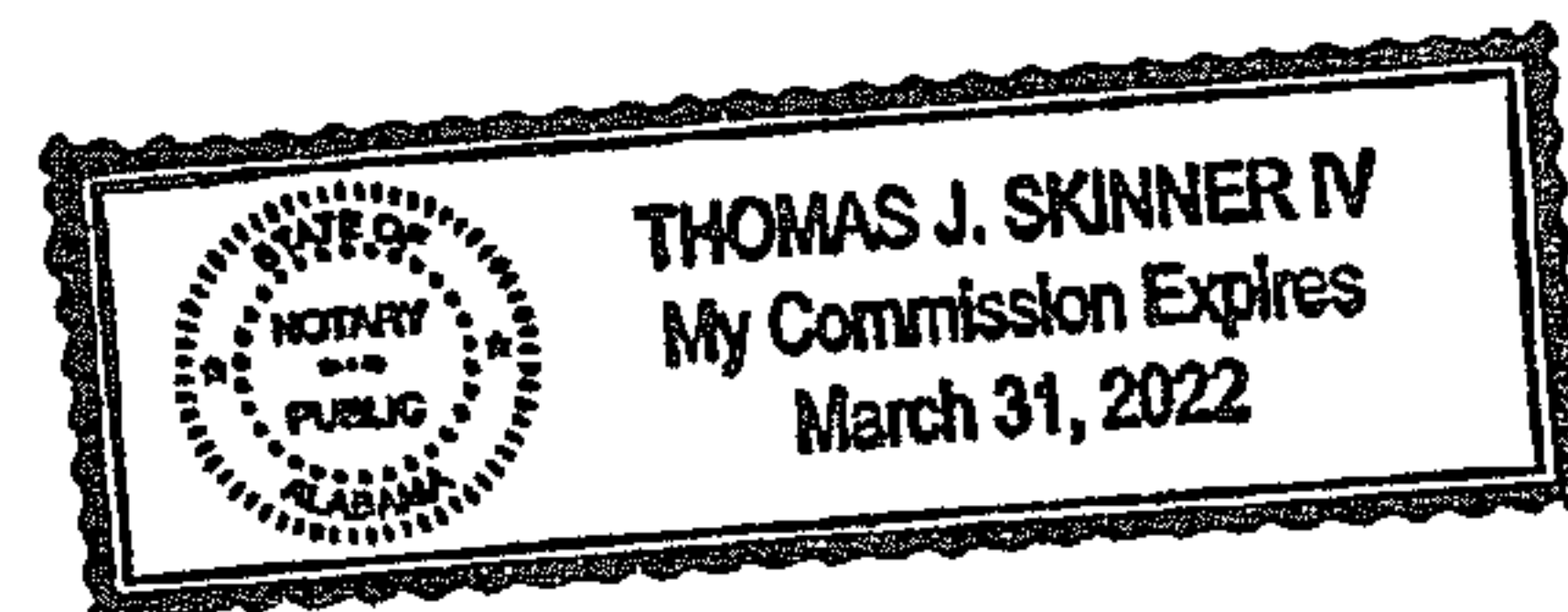
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, hereby certify that Paige Phillips, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, and with full authority to do so, she executed the same voluntarily on the day the same bears date. Given under my hand and seal of this office this 11 day of July, 2018.



Notary Public

My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Administrator of Estate Grantee's Name Paige Phillips
 Mailing Address of Wallace Wheeler Wicks, Jr. Mailing Address 1434 Hwy 301
Calera, AL 35040 Calera, AL 35040

Property Address 1434 Hwy 301 Date of Sale 7/11/2018
Calera, AL Total Purchase Price \$ 0
35040 or
 Actual Value \$
 or
 Assessor's Market Value \$ 247,990⁰⁰

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 Inherited property

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 7/18/2018

Print Thomas J. Skinner, IV

Unattested

Sign T.J. Skinner

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/18/2018 12:15:25 PM
 \$22.00 CHERRY
 20180718000255780

[Signature]