

This instrument was prepared without benefit of title condition. There is no representation as to title or matters that might be revealed by inspection or examination of title by the preparer of this instrument.

THIS INSTRUMENT WAS PREPARED BY:
VICKI N. SMITH, ATTORNEY AT LAW
VICKI N. SMITH, ATTORNEY AT LAW, LLC
POST OFFICE BOX 250
COLUMBIANA, ALABAMA 35051

PLEASE SEND TAX NOTICE TO:
Nancy Ellen Ballard
5730 Highway 22
Montevallo, Alabama 35115

EXECUTRIX’S DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in accordance with the Letters Testamentary of the estate of Douglas Hayden Ballard, Jr., deceased, Shelby County Probate Court Case No. PR-2017-000376, authorizing Nancy Ellen Kelly Ballard to administer such estate, the EXECUTRIX hereby grants, bargains, sells and conveys unto NANCY ELLEN BALLARD (herein referred to as GRANTEE), all the right, title and interest of Douglas Hayden Ballard, Jr. deceased, in and to the following described real property situated in Shelby County, Alabama, to-wit:

A part of the NE 1/4 of the SW 1/4 of Section 3, Township 22 South, Range 3 West, more particularly described as follows: Begin at the North-west corner of said NE 1/4 of SW 1/4; run southerly along quarter-quarter line a distance of 130 feet, more or less, to a point on South Right of Way of Shelby County Highway 22, said point being the point of beginning; thence turn left and run Easterly along said Highway 22 R.O.W. a distance of 400 feet; thence turn right and run Southerly a distance of 230 feet; thence turn right and run Westerly for a distance of 400 feet; thence turn right and run Northerly for a distance of 230 feet to the point of beginning.

together with all appurtenances thereto, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, which Douglas Hayden Ballard, Jr. had in his lifetime and at the time of his death, and which the Executrix has, by virtue of the Letters of Testamentary issued to her on July 31, 2017.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever, together with every contingent remainder and right of reversion.

Executrix, for herself, her heirs, agree with the Grantee that she is lawfully the Executrix of the estate of Douglas Hayden Ballard, Jr. and has power to convey as aforesaid. Executrix further covenants that she has in all respects made this conveyance pursuant to the authority granted by the Letters Testamentary issued to her

on July 31, 2017 and that she has not done or suffered any act since she became Executrix as aforesaid whereby the above-granted premises, or any part thereof, now are, or at any time hereafter, shall or may be impeached, charged, or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the Executrix has executed this deed on this the 15th
_____ day of August, 2018.

Nancy Ellen Kelly Ballard, as Executrix
Nancy Ellen Kelly Ballard, as Executrix
of the Estate of Douglas Hayden Ballard, Jr.,
deceased

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nancy Ellen Kelly Ballard, whose name as Executrix of the estate of Douglas Hayden Ballard, Jr., deceased, is signed to the foregoing conveyance, and who is known to me to be such Executrix, acknowledged before me on this day, that being informed of the contents of the conveyance, she in her capacity as such Executrix executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 15th day of August,
2018.



Vicki N. Smith
Notary Public
My Commission Expires: 3/23/19

20180815000291700 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/15/2018 10:54:53 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 Estate of Douglas Hayden Ballard, Jr. Grantee's Name Nancy Ellen Ballard
Mailing Address 5730 Hwy 22 Mailing Address 5730 Hwy 22
Montevallo, AL 35115 Montevallo, AL 35115

Property Address 5730 Hwy 22 Date of Sale 8/15/18
Montevallo, AL 35115 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 191,750.00

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 ☒ Appraisal
☐ Sales Contract ☒ Other Shelby County Tax Assessor
☐ Closing Statement market value

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 8/15/18 Print Nancy Ellen Ballard
Unattested Vicki Smith Sign Nancy Ellen Ballard
Verified by (Grantor/Grantee/Owner/Agent) circle one