

Send tax notice to:
Adam Stuart Eurton
2314 Salem Road
Montevallo, AL 35115

This Instrument Prepared By:
Ashley L. Neese, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the terms of the Last Will and Testament of Nan Eurton, deceased, the undersigned Grantor, Adam Stuart Eurton, in his capacity as Personal Representative of the Estate of said decedent, with the general authority to execute conveyances conferred upon the Personal Representative and pursuant to the terms of the Last Will and Testament of said decedent, does grant, bargain, sell and convey unto Adam Stuart Eurton, Phillip Douglas Eurton, and Wayne Scott Eurton, as tenants in common, (hereinafter referred to as "Grantees" and said Grantees being the devisees pursuant to the terms of the said decedent's Will, of the property hereinafter described), all of said decedent's interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the N 1/2 of the NW 1/4 of SE 1/4, Section 9, Township 22, Range 2 West, being more particularly described as follows: Commence at the NE corner of said N 1/2 and run thence West a distance of 942.04 feet to the point of intersection of the North line of said 1/4 – 1/4 section with the East line of U.S. Highway #31; thence Southerly along the Easterly line of said U.S. Highway #31 a distance of 681.54 feet to the North line of a 15 foot lane, which lane separates the Holcombe property from the Eurton property described herein; turn 90° 53' to the left and run Easterly along the Northerly line of said lane a distance of 672.25 feet to the center line of the Old Montgomery Road; thence 80° 25' left and run Northerly along the center line of the Old Montgomery Road 366.79 feet; thence left 53° 39' and run Northwesterly along the center line of a settlement road a distance of 352.10 feet; thence 39° 45' left and continue along the center line of

said settlement road a distance of 210.25 feet; thence in a straight line a distance of 272.49 feet to the point of beginning.

LESS AND EXCEPT those certain tracts of land described in Deed Book 259, at Page 72; Deed Book 260, at Page 10; Deed Book 276, at Page 332; Deed Book 277, at Page 814; Deed Book 316, at Page 64; and Deed Book 327, at Page 98, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: 20160406000111150

This conveyance is exempt from deed tax as the property passed pursuant to said decedent's Will.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns forever.

The Grantor and one of the Grantees, Adam Stuart Eurton, are one and the same person.

The said decedent's Will dated September 5, 2019, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2020-001017 and said Court issued Letters Testamentary to the Personal Representative on December 21, 2020.

This instrument is executed by the Grantor solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the liability of the Grantor is expressly limited to his representative capacity named herein.

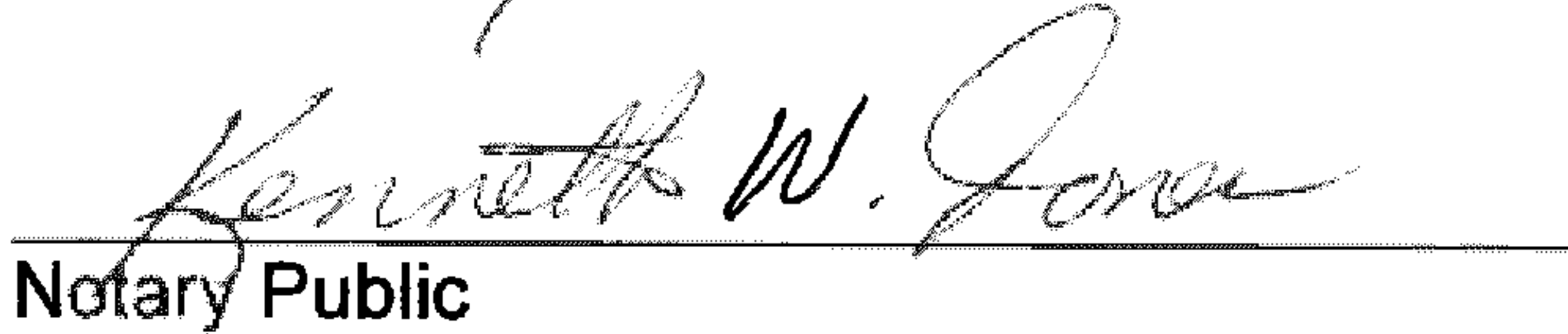
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 6th day of May 2022.



Adam Stuart Eurton, as Personal Representative of the Estate of Nan Eurton, deceased

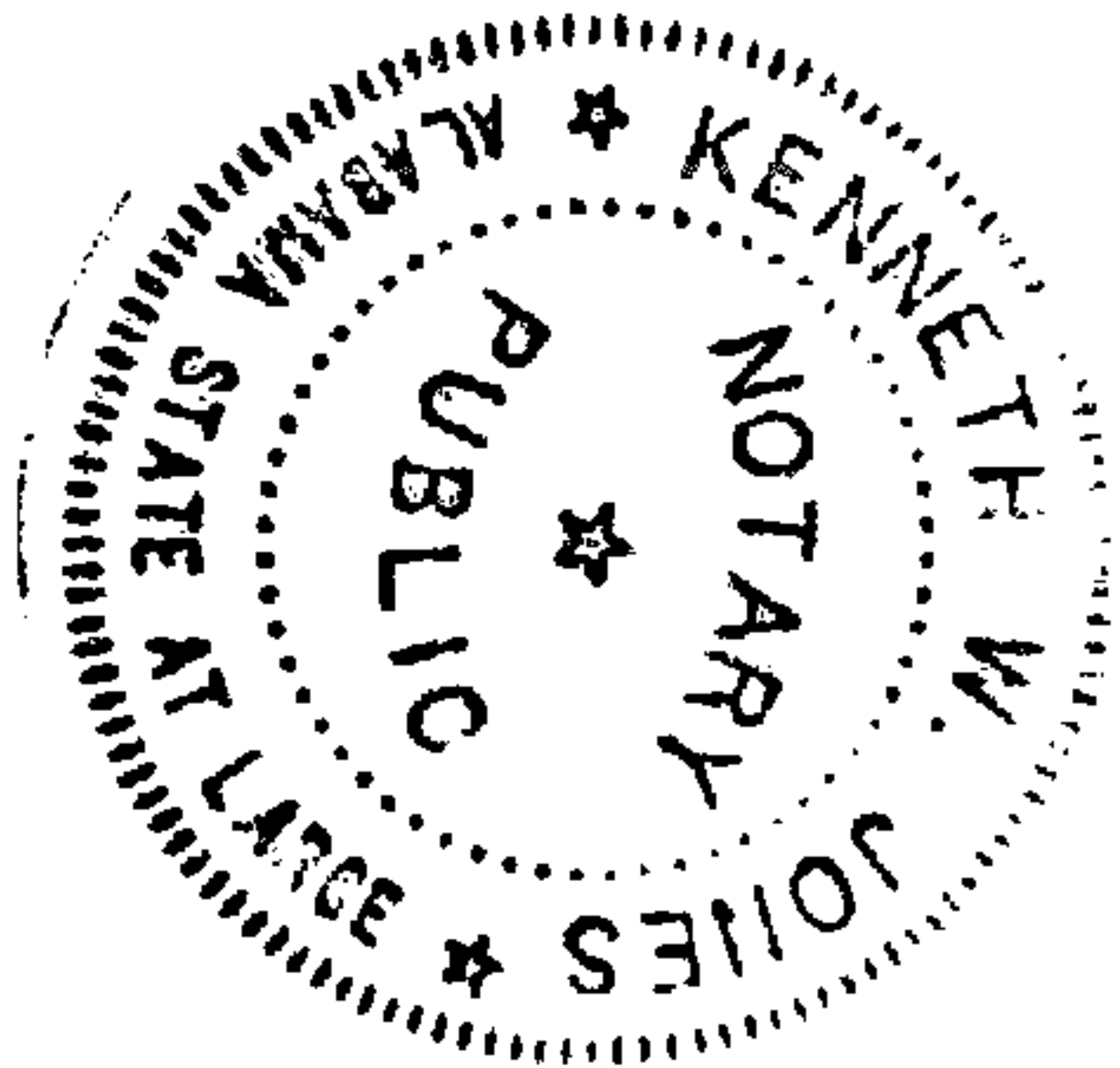
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Adam Stuart Eurton, whose name as Personal Representative of the Estate of Nan Eurton, deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of May 2022.


Notary Public

Kenneth W. Jones
Printed Name

(NOTARY SEAL)



My Commission Expires: _____ MY COMMISSION EXPIRES FEBRUARY 9, 2025

Real Estate Sales Validation Form

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

Grantor's Name Adam Stuart Eurton, PR of the Estate of Nan Eurton
Mailing Address 2314 Salen Road
Montevallo, AL 35115

Grantee's Name Adam Stuart Eurton, Phillips Douglas Eurton & Wayne Scott Eurton
Mailing Address 2314 Salem Road
Montevallo, AL 35115

Property Address
Metes and Bounds Description of land
located in N1/2 of NW1/4 of SE1/4 of
Sec. 9 TS 22, Range 2 West

Date of Sale 5/6/2022
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 196,020

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

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 5-6-2022

Print Adam Stuart Eurton

Unattested

Sign *Adam Stuart Eurton*
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/13/2022 11:22:05 AM
\$33.00 JOANN
20220513000196540

Print Form

Form RT-1

Allie S. Beagl