

This instrument was prepared  
without the aid of a title search or survey by:  
Thomas A. Nettles, IV  
Espy, Nettles, Scogin and Brantley, P.C.  
P.O. Box 2876  
Tuscaloosa, AL 35403  
(205) 758-5591

  
20120808000291040 1/6 \$109.00  
Shelby Cnty Judge of Probate, AL  
08/08/2012 10:23:19 AM FILED/CERT

STATE OF ALABAMA       }  
SHELBY COUNTY           }

### PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Jack A. Waits, Jr. died on the 6<sup>th</sup> day of March, 2010, and John Otis Waits, Donald Lee Waits and Jeffery Alan Waits were granted letters testamentary under the Last Will and Testament of Jack A. Waits, Jr., (Probate Court case number 211210) on March 2, 2011, and

WHEREAS, the terms of said will of Jack A. Waits, Jr., provided for trusts for the benefit of Marie T. Waits if she survived him, and

WHEREAS, Marie T. Waits predeceased Jack A. Waits, Jr., and

WHEREAS, the terms of the trusts for Marie T. Waits provide for termination and distribution of assets upon her death, and

WHEREAS, John Otis Waits, Donald Lee Waits and Jeffery Alan Waits are named as co-trustees of said trusts, and

WHEREAS, John Otis Waits, Donald Lee Waits and Jeffery Alan Waits are the beneficiaries of said trusts, and

WHEREAS, John Otis Waits, Donald Lee Waits and Jeffery Alan Waits as personal representatives have determined that it is expedient divide and distribute certain properties,

NOW, THEREFORE, in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration, to the undersigned JOHN OTIS WAITS, DONALD LEE WAITS AND JEFFERY ALAN WAITS, as Personal Representative of the estate of Jack A. Waits, Jr., Deceased, herein referred to as Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, Grantors do grant, bargain, sell and convey unto JEFFERY ALAN WAITS herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

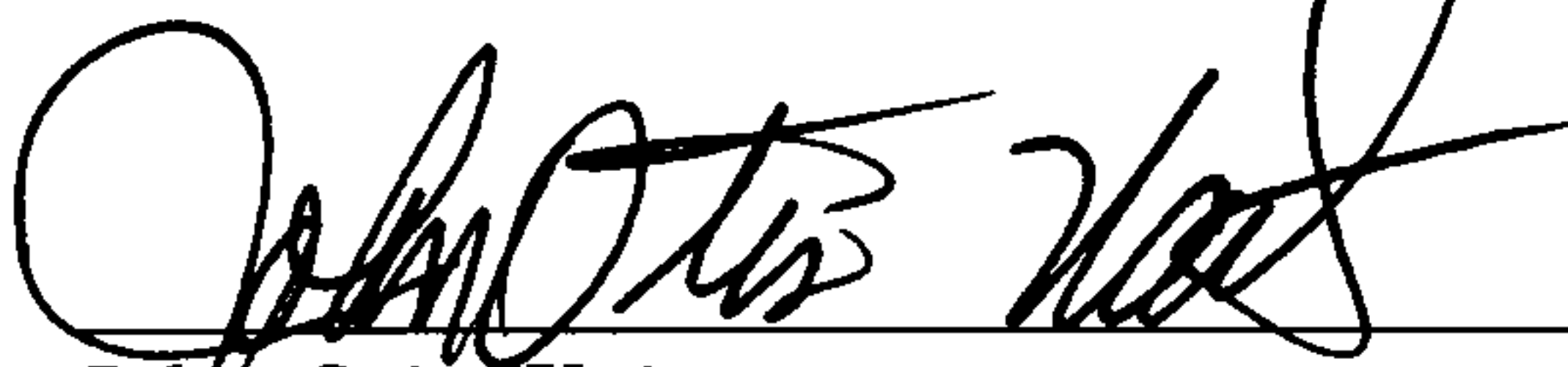
Lot 324, according to the survey of Alabama Power Company Recreational Cottage Site Sector 3 as recorded in Map Book 22, Pages 51 A-C in the Probate Office of Shelby County, Alabama,



together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining to in fee simple.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantees, their heirs or assigns forever. And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, John Otis Waits, Donald Lee Waits and Jeffery Alan Waits, as personal representative of the estate of Jack A. Waits, Jr. Deceased, has caused this instrument to be executed on this 24<sup>th</sup> day of July, 2012

  
John Otis Waits  
as Personal Representative of the estate of  
Jack A. Waits, Jr. and as Trustee under the  
Trusts under the Last Will and Testament of  
Jack A. Waits, Jr.

STATE OF ALABAMA     }  
TUSCALOOSA COUNTY    }

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that John Otis Waits, whose name as Personal Representative of the Estate of Jack A. Waits, Jr. Deceased and as Trustee, 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 such personal representative and trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on July 24, 2012

  
NOTARY PUBLIC  
My Commission Expires: 4-21-16

  
20120808000291040 2/6 \$109.00  
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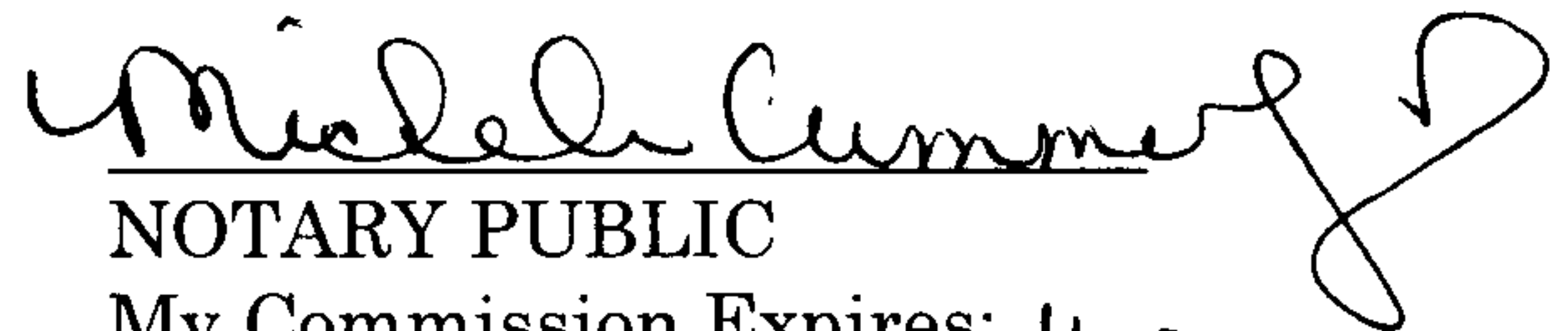


Donald Lee Waits  
as Personal Representative of the estate of  
Jack A. Waits, Jr. and as Trustee under the  
Trusts under the Last Will and Testament of  
Jack A. Waits, Jr.

STATE OF Alabama }  
COUNTY OF Tuscaloosa }

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Donald Lee Waits, whose name as Personal Representative of the Estate of Jack A. Waits, Jr. Deceased and as Trustee, 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 such personal representative and trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on July 24, 2012

  
NOTARY PUBLIC  
My Commission Expires: 4-21-16

  
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Jeffery Alan Waits

Jeffery Alan Waits  
as Personal Representative of the estate of  
Jack A. Waits, Jr. and as Trustee under the  
Trusts under the Last Will and Testament of  
Jack A. Waits, Jr.

STATE OF Florida }  
COUNTY OF OKlawaha }

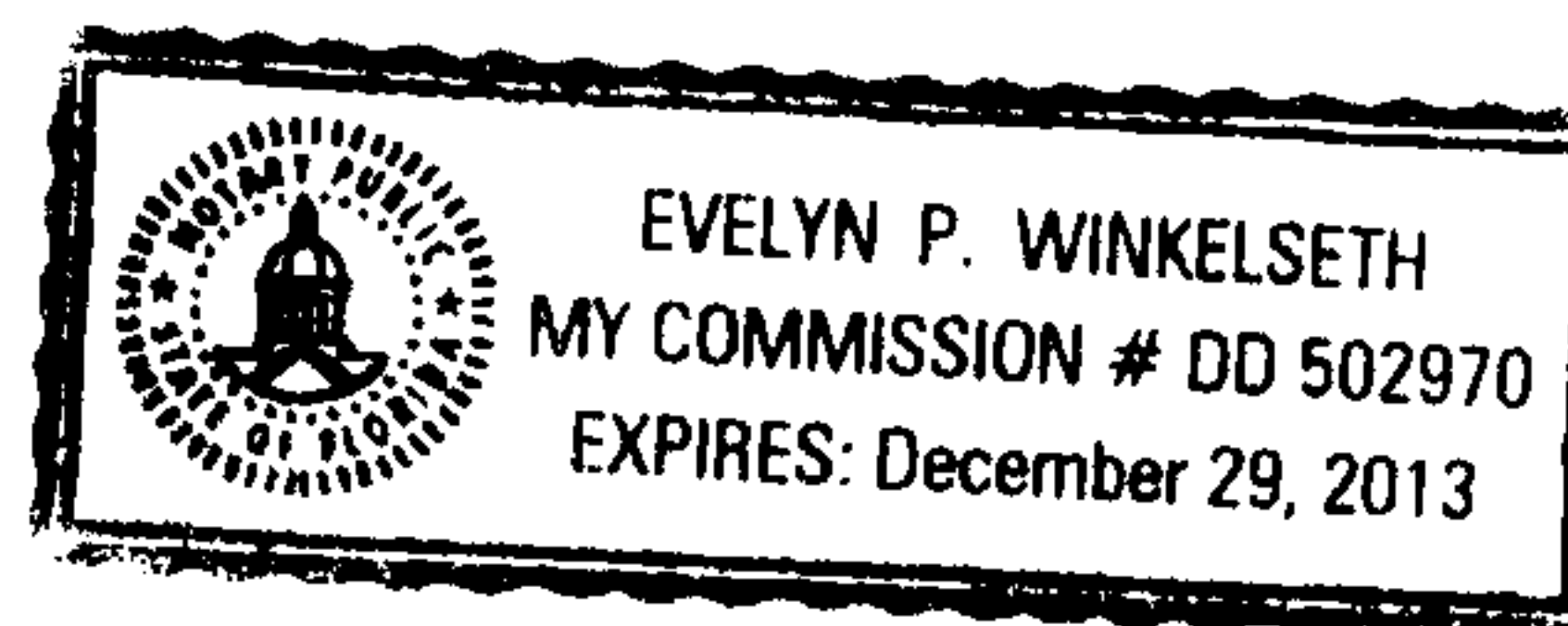
I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Jeffery Alan Waits, whose name as Personal Representative of the Estate of Jack A. Waits, Jr. Deceased and as Trustee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he in his capacity as such personal representative and trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on July 26, 2012

Evelyn P. Winkelseth  
NOTARY PUBLIC  
My Commission Expires:

Send Ad valorem Tax Notices to:  
Jeffery Alan Waits

\_\_\_\_\_  
\_\_\_\_\_



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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  
Mailing Address

John Ohs Waits  
12743 Tom Montgomery Rd  
Northport, AL 36903  
(Back)

Grantee's Name

Jeffery Alan Waits  
1101 E. John Sims Parkway  
Niceville, FL 32578

Property Address

Lot 324, as recorded  
in Instrument Book  
1948-18260

Date of Sale

7/24/12

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value \$

\$ 120,000.00

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

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 \_\_\_\_\_

Unattested

Print

Thomas A. Nettles, IV

Sign

Thomas A. Nettles, IV

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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Grantor's Name: Donald Lee Walts  
address: 111 East Chestnut Street, Apt. 45-H  
Chicago, IL 60611

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