

**This Instrument Was Prepared By:**

Sanford D. Hatton, Jr., Attorney at Law  
22551 Highway 25  
Columbiana, Alabama 35051

**SEND TAX NOTICE TO:**

Johnny Hughes  
c/o Debra Salster  
P.O. Box 1122  
Columbiana, Alabama 35051

**PERSONAL REPRESENTATIVE’S DEED**

STATE OF ALABAMA            )  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS,

That in accordance with the Order of the Probate Court of Shelby County, Alabama, Sanford D. Hatton, Jr., in his capacity as Personal Representative of the Estate of Dora Faye Hughes, deceased, (Shelby County Probate Case# PR-2011-000531) (hereinafter referred to as GRANTOR) does grant, bargain, sell and convey unto Johnny Hubert Hughes and Johnny Dewayne Hughes (herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to wit:

All that part of Lot 11A, according to the Map of a resurvey of Lots 10 and 11 Mooney Estates as recorded in Map Book 12, Page 92, in the Probate Office of Shelby County, Alabama, lying North of Mooney Road.

Subject to the right to maintain utility easements over and across the following described 20-foot easement, more particularly described as follows:  
Commence at the NW corner of said Lot 11A and run North 89 degrees 24 minutes 10 seconds East along the North line of said Lot 11A for 16.97 feet to the point of beginning of a 20-foot easement lying 10 feet on either side of the following described centerline; thence run South 14 degrees 55 minutes 25 seconds East for 23.62 feet; thence run South 38 degrees 08 minutes 37 seconds East for 30.49 feet; thence run South 59 degrees 17 minutes 23 seconds East for 30.70 feet; thence run South 76 degrees 59 minutes 01 seconds East for 29.25 feet; thence run South 83 degrees 11 minutes 13 seconds East for 97.67 feet; thence run South 80 degrees 33 minutes 23 seconds East for 32.61 feet; thence run South 55 degrees 52 minutes 52 seconds East for 38.88 feet; thence run South 44 degrees 23 minutes 32 seconds East for 32.94 feet; thence run South 33 degrees 17 minutes 58 seconds East for 34.18 feet; thence run South 18 degrees 29 minutes 30 seconds East for 41.02 feet; thence run South 9 degrees 06 minutes 21 seconds East for 54.89 feet to a point in the centerline of Mooney Road and the end of said easement.

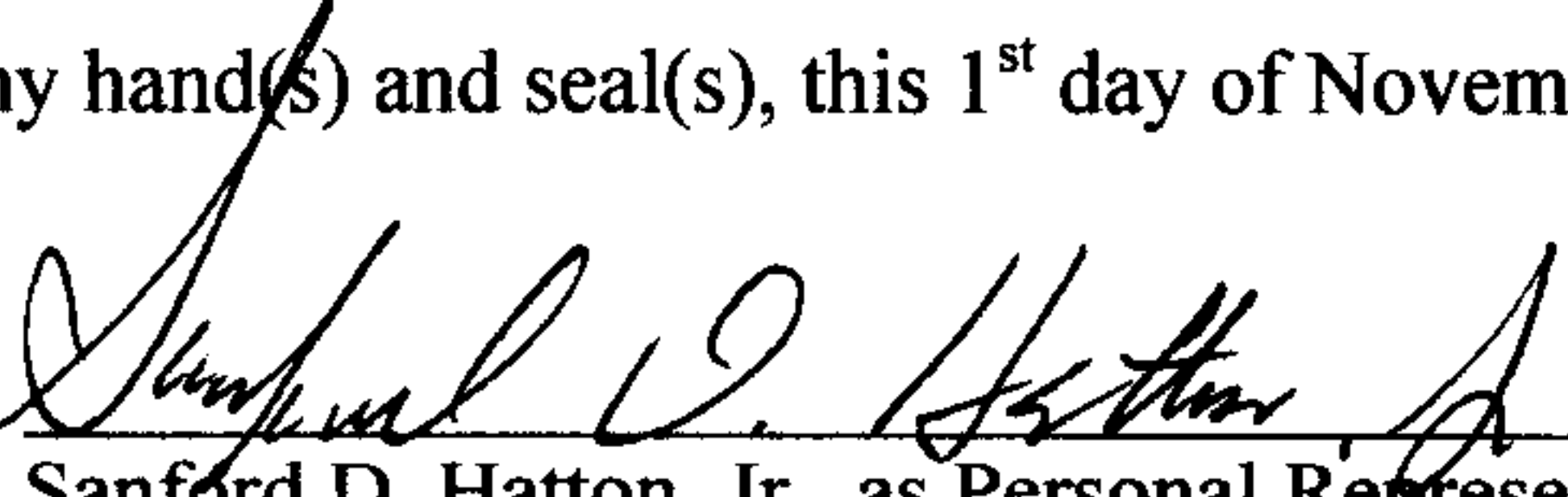
Subject to taxes for 2012 and subsequent years, easements, restrictions, right of ways, and permits of record.

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

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 1<sup>st</sup> day of November, 2012.


  
Sanford D. Hatton, Jr., as Personal Representative of the  
Estate of Dora Faye Hughes

STATE OF ALABAMA            )  
COUNTY OF SHELBY        )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sanford D. Hatton, Jr. whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1<sup>st</sup> day of November, 2012.

  
20121101000419890 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
11/01/2012 12:20:34 PM FILED/CERT

  
Notary Public  
My Commission Expires: 4/20/14



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 Don Faye Hughes Sanford D. Hutton, Jr. PR Grantee's Name Johnny Hubert Hughes & Johnny Dewayne Hughes  
Mailing Address P.O. Box 976 Mailing Address C/O Debra Sabter  
Columbiana, AL 35051 P.O. Box 1122  
Columbiana, AL 35051  
Property Address 2115 Mooney Rd Date of Sale 11/1/12  
Columbiana, AL 35051 Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ 20,400.00

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  
☐ Closing Statement

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 11/1/12 Print Sanford D. Hutton, Jr.  
Unattested \_\_\_\_\_ Sign Sanford D. Hutton  
(verified by) (Grantor/Grantee/Owner/Agent) circle one

