

**PERSONAL REPRESENTATIVE'S
SPECIAL WARRANTY DEED**

This Instrument Was Prepared By:

Sanford D. Hatton, Jr., Esquire
22551 Highway 25
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Guy Darren Daugherty
4933 Hwy. 42
Calera, AL. 35040

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in accordance with the terms of the Last Will and Testament of Bonnie Ashcraft Daugherty, Guy Darren Daugherty, in his capacity as Personal Representative of the estate of Bonnie Ashcraft Daugherty, deceased, (Shelby County Probate Case No. PR-2012-000219) (hereinafter referred to as GRANTOR) does grant, bargain, sell and convey unto Guy Darren Daugherty (herein referred to as GRANTEE), all of the decedent's interest in the following described real estate, situated in the State of Alabama, County of Shelby, to wit:

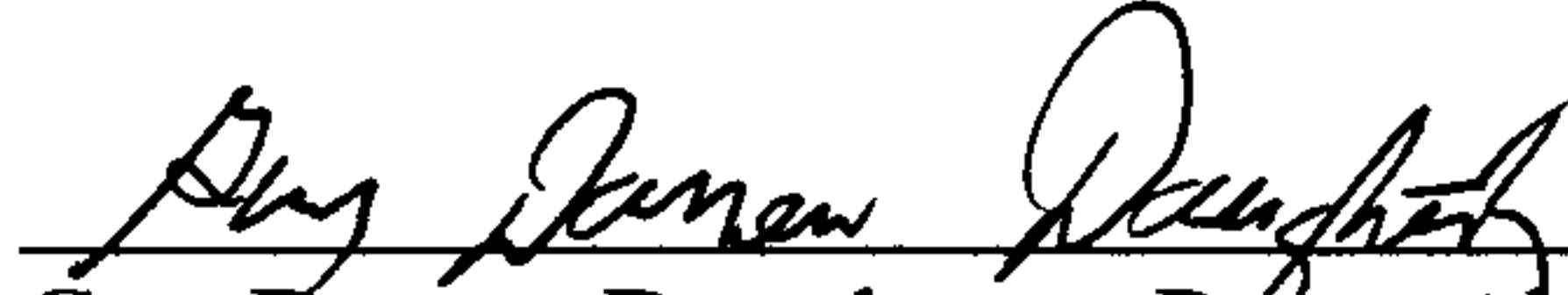
Lot 23 according to the survey of Daventry, Sector II, Phase II as recorded in Map Book 29, Page 32, Shelby County, Alabama Records.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, 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 GRANTEE, his heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 21st day of January, 2013.

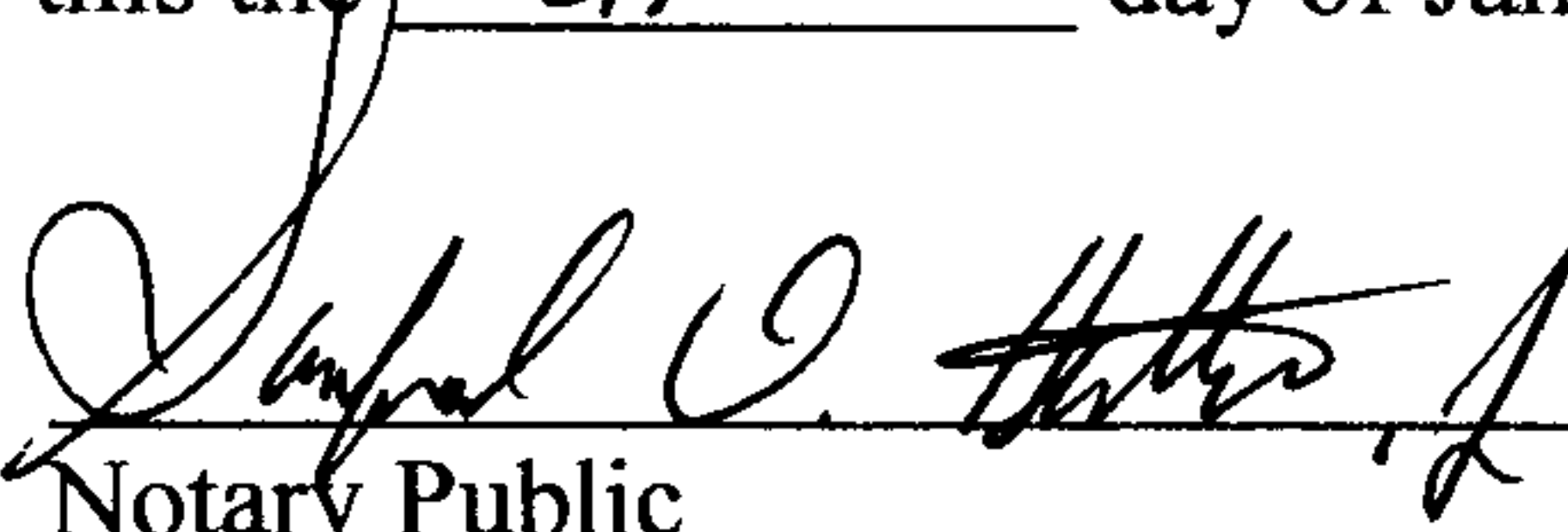


Guy Darren Daugherty, Personal Representative
The Estate of Bonnie Ashcraft Daugherty

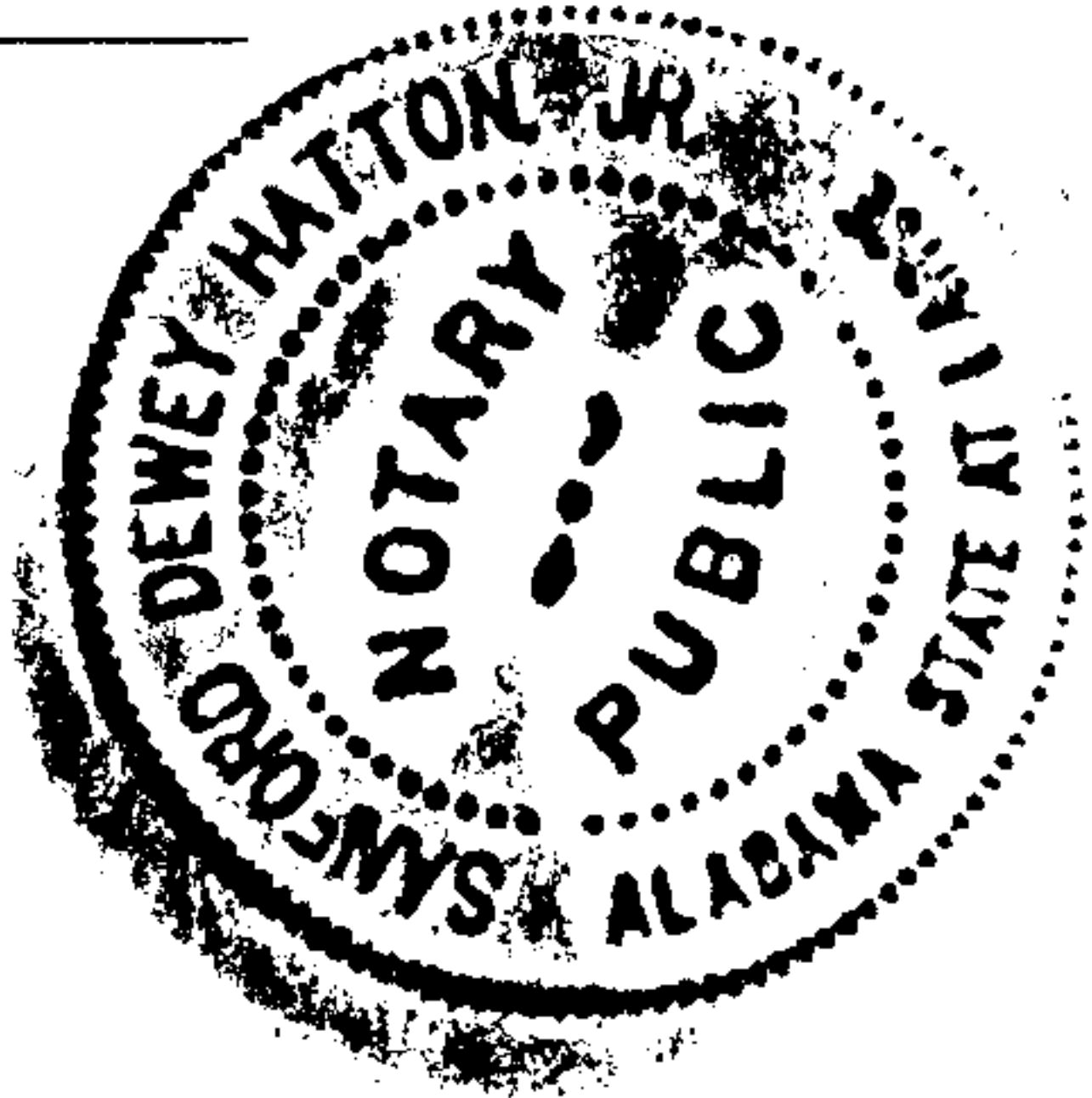
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Guy Darren Daugherty, 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, with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of January, 2013.



Notary Public
My Commission Expires: 08-20-2016



Real Estate Sales Validation Form

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

Grantor's Name Guy Darren Daugherty
Mailing Address 4933 Hwy. 42
Calera, Al. 35040

Grantee's Name Guy Darren Daugherty
Mailing Address 4933 Hwy. 42
Calera, Al. 35040

Property Address 1013 Daventry Way
Calera, AL. 35040

Date of Sale _____
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$127,200.00

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
Tax Assessor's Valuation

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 _____

Print Guy Darren Daugherty

Unattested _____
(verified by)

Sign *Guy Darren Daugherty*
(Grantor/Grantee/Owner/Agent) circle one


20130123000031290 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
01/23/2013 02:40:22 PM FILED/CERT