

PREPARED WITHOUT BENEFIT OF TITLE WORK

This instrument was prepared by:

William T. Harrison, Sr.
Attorney at Law,
P.O. Box 902
Columbiana, AL 35051

Mail Deed to Grantee at:

Reba Griffin Berry
509 Coosa Island Road
Cropwell, Alabama 35054

PERSONAL REPRESENTATIVE'S DEED


WHEREAS, Reba Fuller Griffin, was appointed Personal Representative of the **Estate of Fredrick Ralph Griffin**, deceased, Probate Court **Case No. PR-2009-000225**, in the Probate Court of Shelby County, Alabama and;

WHEREAS, said Reba Fuller Griffin, desires to place on record evidence of distribution of the real estate, as part of the Estate of Fredrick Ralph Griffin, deceased, to the below listed devisee. Now therefore:

: WITNESSETH :

KNOW ALL MEN BY THESE PRESENT, that for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid by Grantee to the Personal Representative, the undersigned Grantor, Reba Fuller Griffin, as Personal Representative of the **Estate of Fredrick Ralph Griffin**, deceased, Probate Court of Shelby County, Alabama, **Case No. DR-2009-000225**, does, by these present, grant, bargain, sell and convey all the right, title and interest of Fredrick Ralph Griffin, deceased, in and to the following described real property situated in Shelby County, Alabama, unto **Reba Griffin Berry**, personally, as wife of the decedent, to wit:

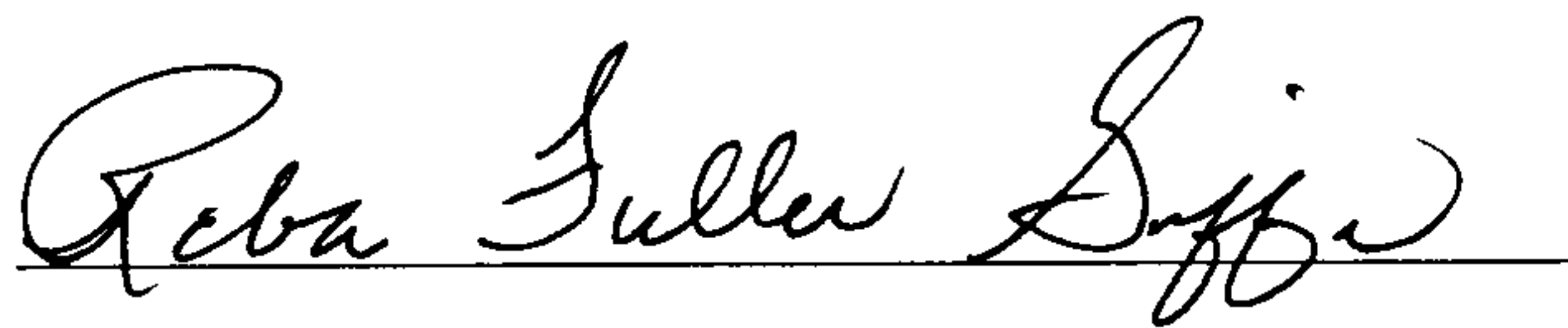
SEE EXHIBIT "A"


20130510000195610 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
05/10/2013 02:52:02 PM FILED/CERT

TO HAVE AND TO HOLD, to the said Grantee, Reba Griffin Berry, and her heirs and assigns forever.

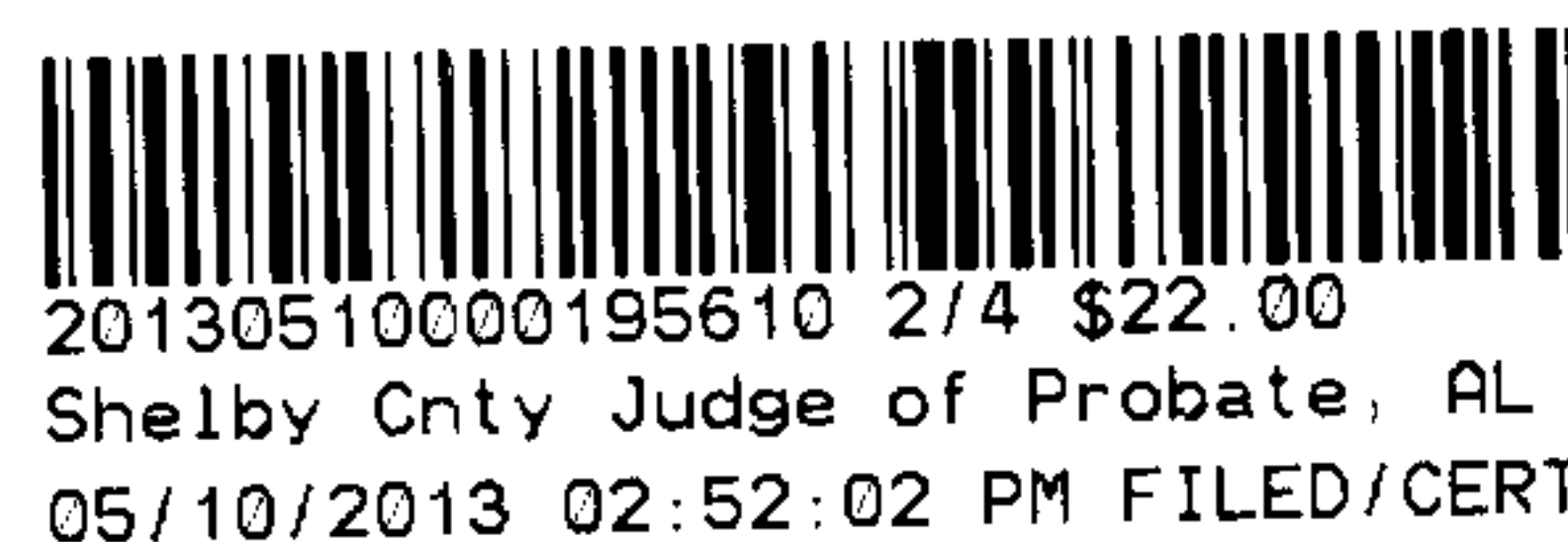
Personal Representative, for herself, her heirs, executors and administrators, agree with the grantee that she is lawfully the Personal Representative of the estate of Fredrick Ralph Griffin and that she lawfully has the power to convey said real estate to the grantee.

IN WITNESS WHEREOF, the Personal Representative, has executed this deed at Columbiana, Alabama, on this the 19 day of February, 2013.



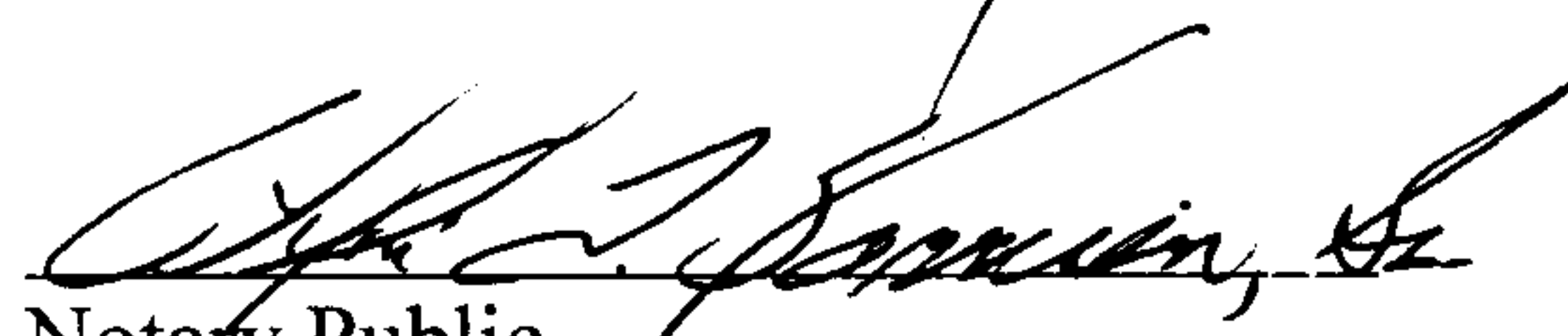
Reba Fuller Griffin,
Personal Representative of the
Estate of Fredrick Ralph Griffin

STATE OF ALABAMA
COUNTY OF SHELBY



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Reba Fuller Griffin**, whose name as Personal Representative of the Estate of Fredrick Ralph Griffin, deceased, is signed to the foregoing conveyance, and who is known to me to be such Personal Representative, acknowledged before me on this day, that, being informed of the contents of the conveyance, she in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of February, 2013.



Notary Public
My Commission expires: 9-22-15

: EXHIBIT "A" :

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 24, Township 20 South, Range 2 West, being the same land described in a deed to Fredrick R. Griffin, recorded in Instrument 2001-53146, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at an axle, found, that bears N 85 degrees, 34 minutes, 55 seconds East, 39.12 feet from the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 24;

Thence North 87 degrees, 37 minutes, 37 seconds West a distance of 39.02 feet to a ½" rebar, set, with a cap stamped "S. Wheeler LS16165", AT THE POINT OF BEGINNING;

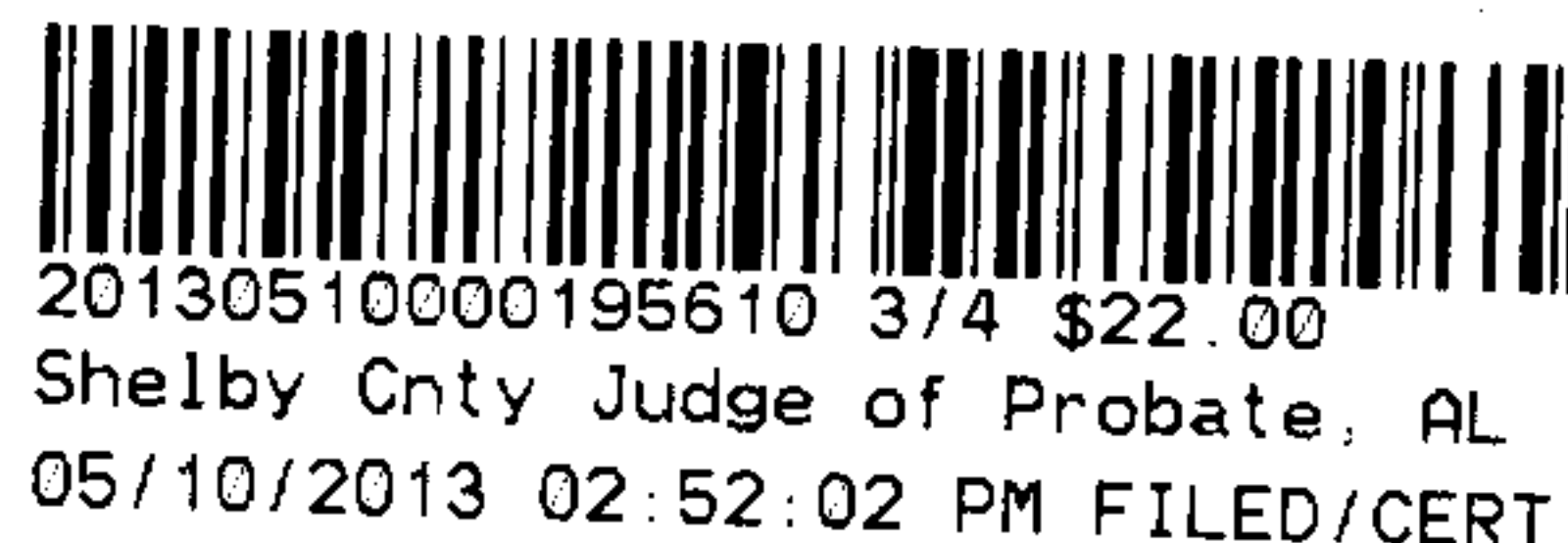
Thence North 87 degrees, 37 minutes, 37 seconds, West a distance of 590.98 feet to an iron, found, with a cap stamped "S. Wheeler LS16165";

Thence North 00 degrees, 38 minutes, 19 seconds, East a distance of 368.34 feet to a ½" rebar set, with a cap stamped "S. Wheeler LS16165";

Thence North 53 degrees, 05 minutes, 50 seconds, East a distance of 359.26 feet, to a ½" rebar set, with a cap stamped "S. Wheeler LS16165";

Thence South 89 degrees, 00 minutes, 38 seconds, East a distance of 302.46 feet to a ½" rebar set, with a cap stamped "S. Wheeler LS16165";

Thence South 00 degrees, 19 minutes, 01 seconds West a distance of 603.30 feet to the point of beginning. The herein described parcel contains 7.34 acres of land.



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 Fredrick
Mailing Address Ralph Griffin
P.O. Box 902
Columbiana, Alabama
35051

Grantee's Name Reba Griffin Berry
Mailing Address 509 Coosa Island Road
Cropwell, Alabama 35054

Property Address N 1/2 of 24-205-2 West
Shelby County Alabama

Date of Sale MAY 8, 2013
Total Purchase Price \$ 120,000 -
Or
Actual Value \$ _____
Or
Assessors Market Value \$ _____

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
Settlement of Estate of Fredrick
Ralph Griffin

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 May 19, 2013

☐ Unattested
(verified by)

Print William T. Harrison, Jr., Attorney

Sign William T. Harrison, Jr., Attorney
(Grantor/Grantee/Owner/Agent) circle one

