

STIP
EJC

PREPARED WITHOUT BENEFIT OF SURVEY OR 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:

Kim Brassard
2740 Chickadee Drive
Monroe, Georgia 30655

**PERSONAL REPRESENTATIVE'S
QUIT CLAIM DEED**



20130522000209780 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
05/22/2013 11:12:48 AM FILED/CERT

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 named Grantee. Now therefore:

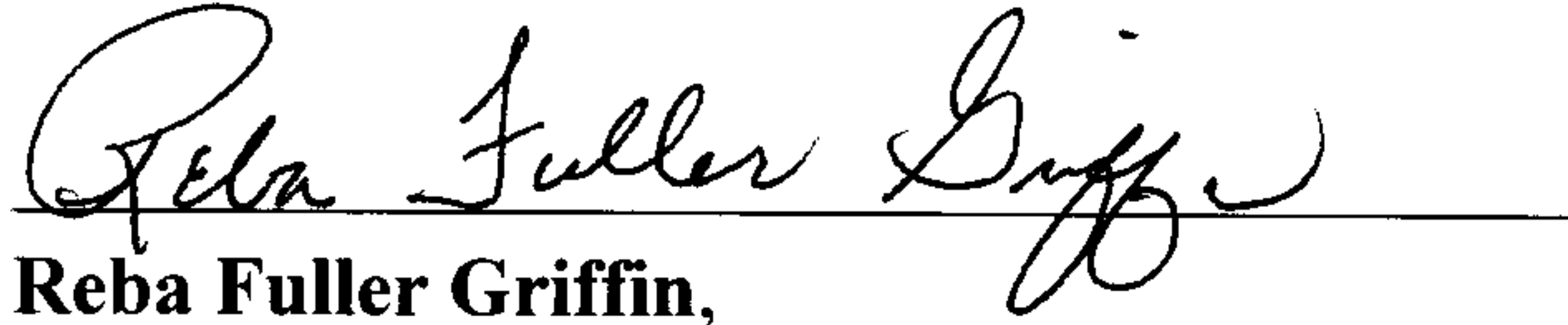
: WITNESSETH :

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, releases, **quitclaims**, grants, sells and conveys 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 Kim Brassard, to wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD to said Kim Brassard forever.

IN WITNESS WHEREOF, the Personal Representative, has executed this Quit-Claim deed at Columbiana, Alabama, on this the 7 day of May, 2013.

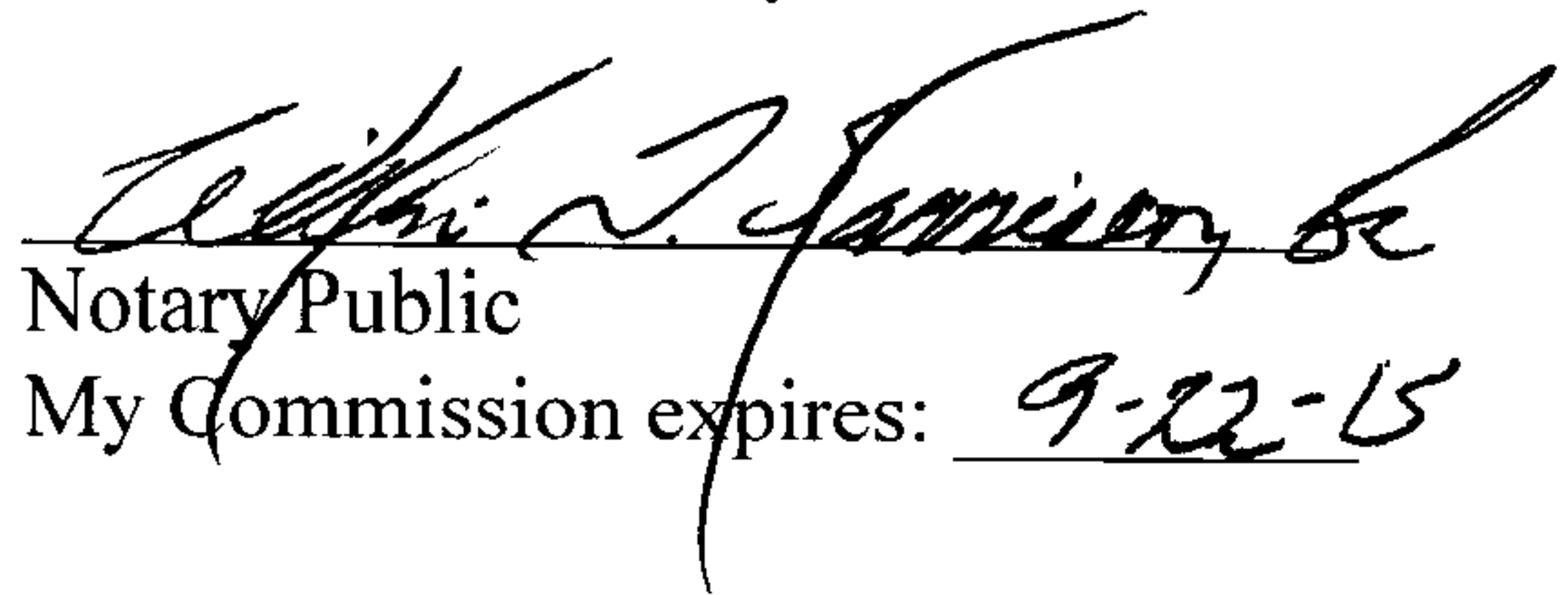


Reba Fuller Griffin,
Personal Representative of the
Estate of Fredrick Ralph Griffin

**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 7 day of May, 2013.


Notary Public
My Commission expires: 9-22-15



20130522000209780 2/4 \$22.00
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: EXHIBIT "A" :

(Prepared Without Benefit of A Survey)

A parcel of land situated in and being part of the North One-Half of Section 24, Township 20 South, Range 2 West and being part of the land owned and possessed by Fredrick R. Griffin. 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";

Thence North 00 degrees, 19 minutes, 01 seconds East a distance of 603.30 feet more or less, to a ½ " rebar set, with a cap stamped "S. Wheeler LS16165", being the Point of Beginning of the parcel herein described;


Thence continue North 00 degrees, 19 minutes, 01 seconds East a distance of 353.70 feet more or less, to a ½ " rebar set, with a cap stamped "S. Wheeler LS16165";

Thence South 89 degrees, 05 minutes, 00 seconds, East a distance of 46.37 feet to a point;

Thence South 00 degrees, 38 minutes, 19 seconds West a distance of 353.70 feet to a point;

Thence North 89 degrees, 00 minutes, 38 seconds West a distance of 46.37 feet more or less to the Point of Beginning of the parcel herein described.

Said parcel being in and being part of the North One-Half of Section 24, Township 20 South, Range 2 West in Shelby County, Alabama.


20130522000209780 3/4 \$22.00
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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 Estate of Frederick R. Griffin Grantee's Name Kim Bonssard
Mailing Address P.O. Box 902 Mailing Address 2740 Chickadee Dr
Columbiana, AL 35751 Murder GA 30655

Property Address N2 Section
24-20-20
Shelby County

Date of Sale 10 May 13
Total Purchase Price \$ 120,000 1/6 Total
Or
Actual Value \$ in estate
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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement Settlement by Estate of Frederick 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 5-10-13

☐ Unattested
(verified by)

Print Mike T. Allison
Sign Mike T. Allison
(Grantor/Grantee/Owner/Agent) circle one

