

THIS INSTRUMENT PREPARED BY:

R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia Hills, Alabama 35243

SEND TAX NOTICE TO:

Richard Scott Perkins
320 new Hope Mountain Road
Pelham, AL 35124

PERSONAL REPRESENTATIVE AND TRUSTEES WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in fulfillment of the terms of the **Last Will and Testament of Katherine M. Smith, Deceased, Case No. PR-2012-000513**, and in consideration of **Two Hundred Twenty-Five Thousand 00/100 Dollars (\$225,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Jackie S. Brasher, as Trustee and Personal Representative

(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Richard Scott Perkins and Jeanne Perkins (herein referred to as GRANTEES, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 1, according to the Survey of Raric Estates, as recorded in Map Book 9, page 140, in the Probate Office of Shelby County, Alabama.

Maxine Smith (being the same as Katherine M. Smith) was the surviving grantee of that certain deed recorded in Shelby Real 215, Page 455. The other grantee, Andrew J. Smith, having died on or about October 17, 2002.

The Mark A. Smith Testamentary Trust and the Jackie S. Brasher Testamentary Trust were the specific devisees under the will of Katherine M. Smith, deceased, Probate Case No. PR-2012-000513.

Mineral and mining rights excepted. Subject to current taxes, easements, covenants, conditions and restrictions of record. \$180,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I warrant, in my official capacity as Trustee and Personal Representatives of the Estate of Katherine M. Smith, Deceased, its successors and assigns, covenant with the Grantees that I have taken no action or caused any cloud to be placed upon the title to said property during the pendency of the administration of this estate, and that I have authority under the Last Will and Testament of the said decedent to make such conveyance.

And the undersigned execute this Trustee and Personal Representative's Deed solely in my capacity as Trustee and Personal Representative, and nothing herein shall be construed to impose liability on me in my individual capacity.

IN WITNESS WHEREOF, I have set my hand and seal, this the 16th day of May, 2013.

The Estate of Katherine M. Smith, Deceased

Mark A. Smith Testamentary Trust



By: Jackie S. Brasher
Its: Personal Representative




By: Jackie S. Brasher
Its: Trustee

Jackie S. Brasher Testamentary Trust



By: Jackie S. Brasher
Its: Trustee

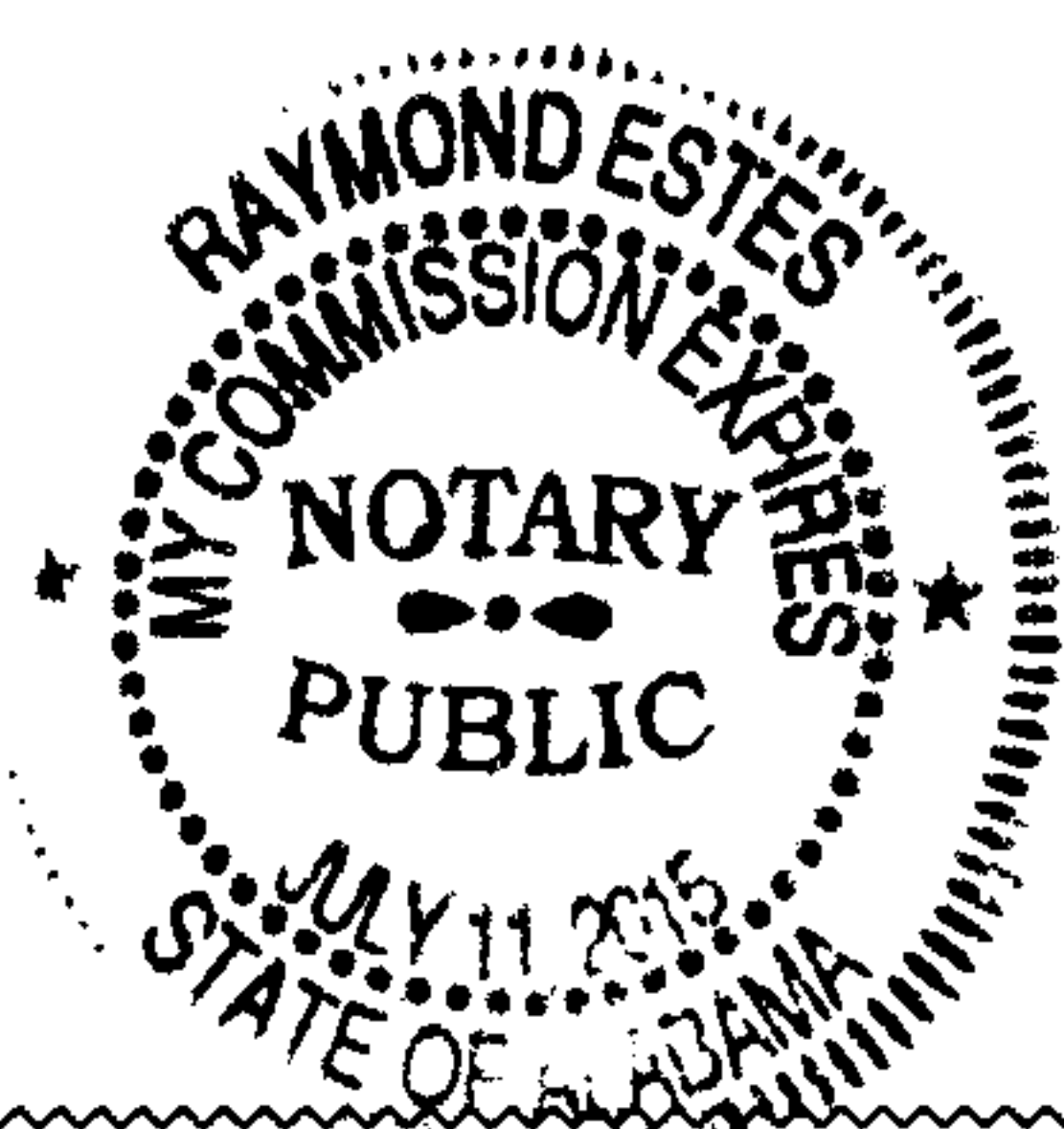

20130522000209990 1/2 \$60.00
Shelby Cnty Judge of Probate, AL
05/22/2013 11:59:47 AM FILED/CERT

Shelby County, AL 05/22/2013
State of Alabama
Deed Tax: \$45.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jackie S. Brasher whose names as Trustee and Personal Representative of The Estate of Katherine M. Smith, Deceased, 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 in her capacity as Trustee and Personal Representative and with full authority she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of May, 2013.




Notary Public
My Commission Expires: 07/11/15

13-1032

Real Estate Sales Validation Form

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

Grantor's Name: Jackie S. Brasher, Trustee
and Personal Representative

Grantee's Name: Richard Scott Perkins
Jeanne Perkins

Mailing Address: 4920 Mountain View Parkway
Birmingham, AL 35244

Mailing Address: 5326 Harvest Ridge Lane
Birmingham, AL 35242

Property Address: 320 New Hope Mountain Road
Pelham, AL 35124

Date of Sale: 5/16/13

Total Purchase Price: \$ 225,000.00

OR Actual Value: \$ _____

OR Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 on 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 § 40-22-1 (h).

Date: 5-16-13

Print Name: Richard Scott Perkins

Signature: _____

☐ Grantor

☒ Grantee

☐ Owner

☐ Agent

☐ Unattested _____

(Verified by)



20130522000209990 2/2 \$60.00
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