

STATE OF ALABAMA)

SHELBY COUNTY)

EXECUTRIX'S DEED

KNOW ALL MEN BY THESE PRESENTS, that by a Grant of Letter of Administration dated the 5th day of July 2012, rendered by the Probate Court of Jefferson County, Alabama, in the case of the Estate of Weldon A. Bass, Jr., Case Number 2011044947, I, Mayna C Knight, as Executrix of the Estate of Weldon A. Bass, Jr., deceased was authorized to execute a deed to the property hereinafter described.

NOW THEREFORE, in consideration of the foregoing and the sum of Thirty Thousand Dollars (\$30,000.00) in hand paid by Henry Guy and Deloris Guy, and in conformity with and pursuant to the authority of said Letter of Testamentary, I, Mayna C Knight, as Executrix of the Estate of Weldon A. Bass, Jr., deceased, do hereby GRANT, BARGAIN, SELL, AND CONVEY unto Henry Guy and Deloris Guy for and during their join lives and upon the death of either of them, then to the survivor of them in fee simple All of the right, title, interest and estate of Weldon A. Bass, Jr., deceased, in and to the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I:

The NW1/4 OF SW1/4 of Section 4, Township 24 North, Range 15 East, less and except the West 397 feet, lying in Shelby County, Alabama.

PARCEL II:

The SW1/4 of SW1/4 of Section 4, Township 24 North, Range 15 East, less and except a tract sold to a church more particularly described as follows: beginning at the Southwest corner of said Section run East 387.5 feet to west edge of Montgomery Road; thence North 12 degrees West 141 feet along the west side of said Montgomery Road; thence West 345.5 feet to the West boundary line of said Section; thence South along said boundary line 137 feet to point of beginning, lying in Shelby County, Alabama.

PARCEL III:

The SE1/4 of SW1/4 of Section 8, Township 24 North, Range 15 East, situated in Shelby County, Alabama.

PARCEL IV:

The E1/2 f of the NE1/4 of NW1/4 of Section 17, Township 24 North, Range 15 East, situated in Shelby County, Alabama.

PARCEL V:

The NE1/4 of NE1/4 of Section 18, Township 24 North, Range 15 East, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD UNTO GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with the GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall,



20130603000224590 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
06/03/2013 09:10:26 AM FILED/CERT

Shelby County, AL 06/03/2013
State of Alabama
Deed Tax: \$30.00

warrant and defend the same to said GRANTEES, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 16TH day of MAY, 2013.

Mayna C Knight
By: Mayna C Knight, Executrix for
Weldon A. Bass, Jr., deceased

STATE OF ALABAMA)
)
JEFFERSON COUNTY)
) ACKNOWLEDGMENT

I, HORACE KYNARD, a Notary Public in and for said County in said State, hereby certify that Mayna C Knight, whose name is signed to the foregoing deed as Executrix of the Estate of Weldon A. Bass, Jr., deceased, and who is known to me, acknowledged before me on this day, that being informed of the contents of the deed, that she Executed the same voluntarily, pursuant to the authority and direction of the Probate Court of Jefferson County, Alabama, on the day the same bears date.

GIVEN under my hand and official seal of office on this 16TH day of MAY, 2013.

Horace Kynard
Notary Public
My Commission Expires: 5-5-2015


20130603000224590 2/3 \$48.00
Shelby Cnty Judge of Probate, AL
06/03/2013 09:10:26 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Weldon A. Bass, Jr Estate
Mailing Address _____

Grantee's Name Henry Guy & Delois Guy
Mailing Address 2210 Regency Drive
Bessemer AL 35022

Property Address Raw Land

Date of Sale 5-16-2013
Total Purchase Price \$ 30,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20130603000224590 3/3 \$48.00
Shelby Cnty Judge of Probate, AL
06/03/2013 09:10:26 AM FILED/CERT

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 _____

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 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 and 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 1975 § 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 § 40-22-1 (h).

Date 6-3-2013

Print Henry Guy Delois Guy

Sign [Signature] [Signature]

Unattested
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1