

20130620000253610 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
06/20/2013 12:46:54 PM FILED/CERT

**PREPARED WITHOUT BENEFIT OF  
TITLE WORK OR SURVEY**

**This instrument was prepared by:**  
William T. Harrison, Sr.  
Attorney at Law,  
P.O. Box 902  
Columbiana, AL 35051

**Mail Deed to Grantee at:**  
Henry W. Donald  
184 Brook Lane  
Leeds, Alabama 35094

**EXECUTOR'S DEED**

**WHEREAS, Earl C. Duke**, was appointed Executor of the **Estate of Mary R. Duke**, deceased, Probate Court **Case No. 35-229**, in the Probate Court of Shelby County, Alabama and,

**WHEREAS**, said Earl C. Duke, desires to place on record evidence of distribution of the real estate, as part of the Estate of Mary R. Duke, deceased, to the below listed devisees. 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 Grantees to the Executor, the undersigned Grantor, Earl C. Duke, acting as Executor of the Estate of Mary R. Duke, deceased, Probate Court of Shelby County, Alabama, **Case No. 35-229**, does, by these present, grant, bargain, sell and convey all the right, title and interest of said Mary R. Duke, deceased, in and to the following described real property situated in Shelby County, Alabama, unto **Henry W. Donald** and wife **Leslie W. Donald**, as joint tenants with the right of survivorship, to wit:

**SEE EXHIBIT "A"**

**TO HAVE AND TO HOLD**, to the said Grantees, **Henry W. Donald** and wife **Leslie**

**W. Donald**, as joint tenants with the right of survivorship, and their heirs and assigns forever.  
Personal Representative, for himself, his heirs, executors and administrators, agree with the  
grantee that he is lawfully the Executor of the estate of Mary R. Duke and that he lawfully has the  
power to convey said real estate to the grantees.

**IN WITNESS WHEREOF**, the Executor, has executed this deed at Columbiana,  
Alabama, on this the 24 day of May, 2013.

*Earl C. Duke*

**Earl C. Duke,**  
Executor of the  
Estate of Mary R. Duke

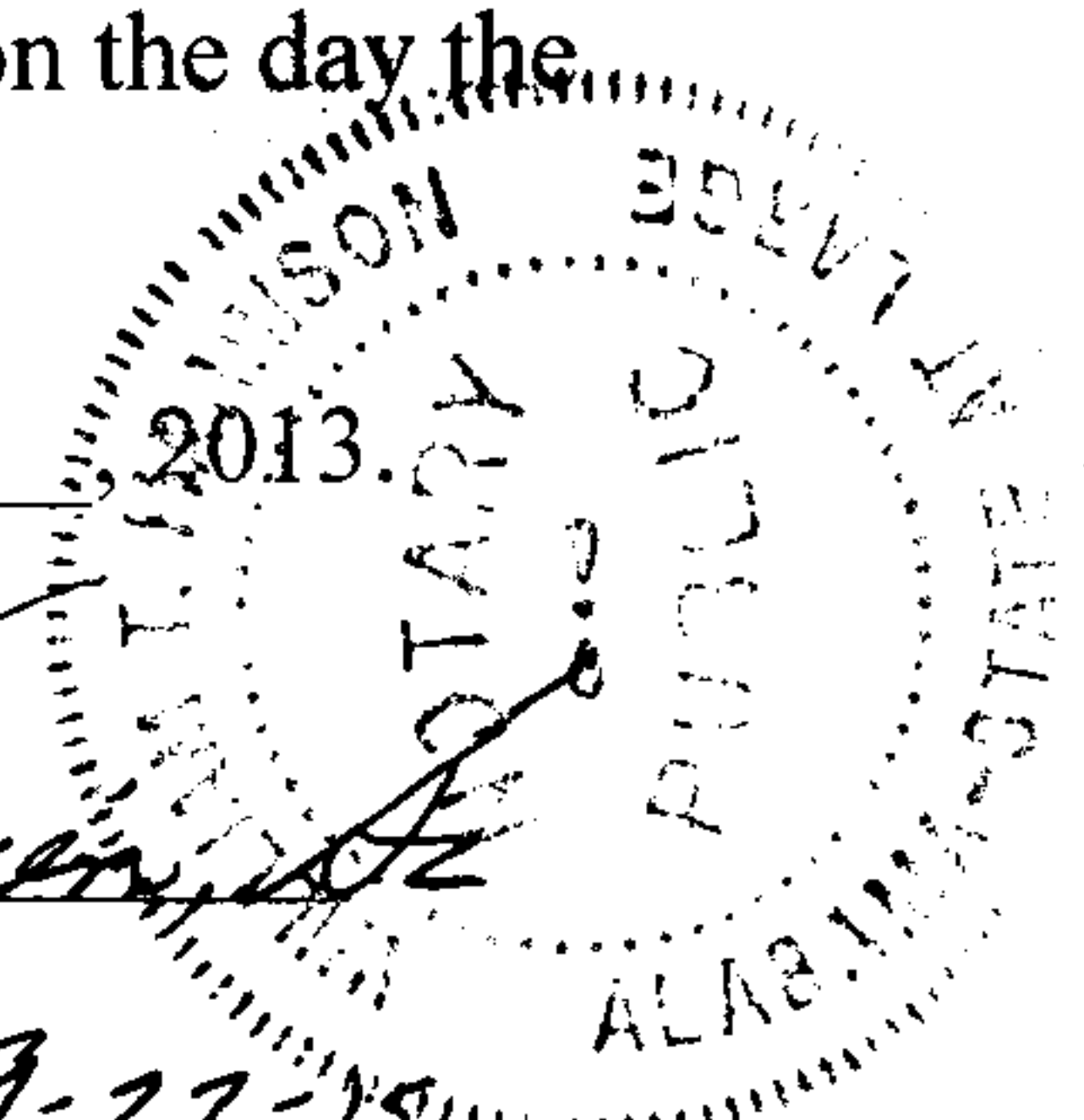
**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that **Earl C. Duke**, whose name as Executor of the Estate of Mary R. Duke, deceased, is  
signed to the foregoing conveyance, and who is known to me to be such Executor, acknowledged  
before me on this day, that, being informed of the contents of the conveyance, he in his capacity  
as such Executor of the Estate of Mary R. Duke, executed the same voluntarily on the day the  
same bears date.

Given under my hand and official seal this 24 day of May, 2013.

*Walter J. Jamison*  
Notary Public

My Commission expires: 9-22-15



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**: Exhibit A :**

Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 13, Township 18 South, Range 1 West and run Westwardly along the South line of said 1/4 - 1/4 a distance of 10.0 feet to the point of beginning; Thence continue westwardly along the South line of said 1/4 - 1/4 a distance of 1,134.48 feet to a point on the South right-of-way line of Shelby County Highway No. 41; Thence right 145 degrees, 39 minutes, 15 seconds along the chord of a curve to the right a distance of 486.18 feet; Thence right 4 degrees, 52 minutes, a distance of 207.88 feet; Thence right 63 degrees, 17 minutes, 15 seconds a distance of 676.50 feet to the point of beginning herein described.

Said real estate is not Homestead property.



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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 Mary R. Duke  
Mailing Address 1636 Rock School Road  
Harpersville, AL 35078

Grantee's Name Henry W. Donald and  
Leslie W. Donald  
Mailing Address 184 Brook Lane  
Leeds, AL 35094

Property Address metes and bounds

Date of Sale 6/17/13  
Total Purchase Price \$ 105,000.00  
or  
Actual Value \$

Note: Tax collected on deed from heirs, Earl C. Duke or Sherry L. Hill, James Hill, Michael J. Hill Assessor's Market Value \$  
Alissa Hill, Kristinna Morgan Dennis & Shane Dennis recorded simultaneously hereith.

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

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.



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## Instructions

Grantor's name and mailing address - provide the name of the person or p 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 \_\_\_\_\_

Print Clayton T. Sweeney, Attorney

☐ Unattested  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

CLAYTON T. SWEENEY, ATTORNEY AT LAW