

**PREPARED WITHOUT BENEFIT OF TITLE SEARCH
OR CURRENT SURVEY**

This instrument prepared by:

William T. Harrison, Sr.
Attorney at Law
106 South Main Street
Post Office Box 902
Columbiana, Alabama 35051

Send Tax Notice To:

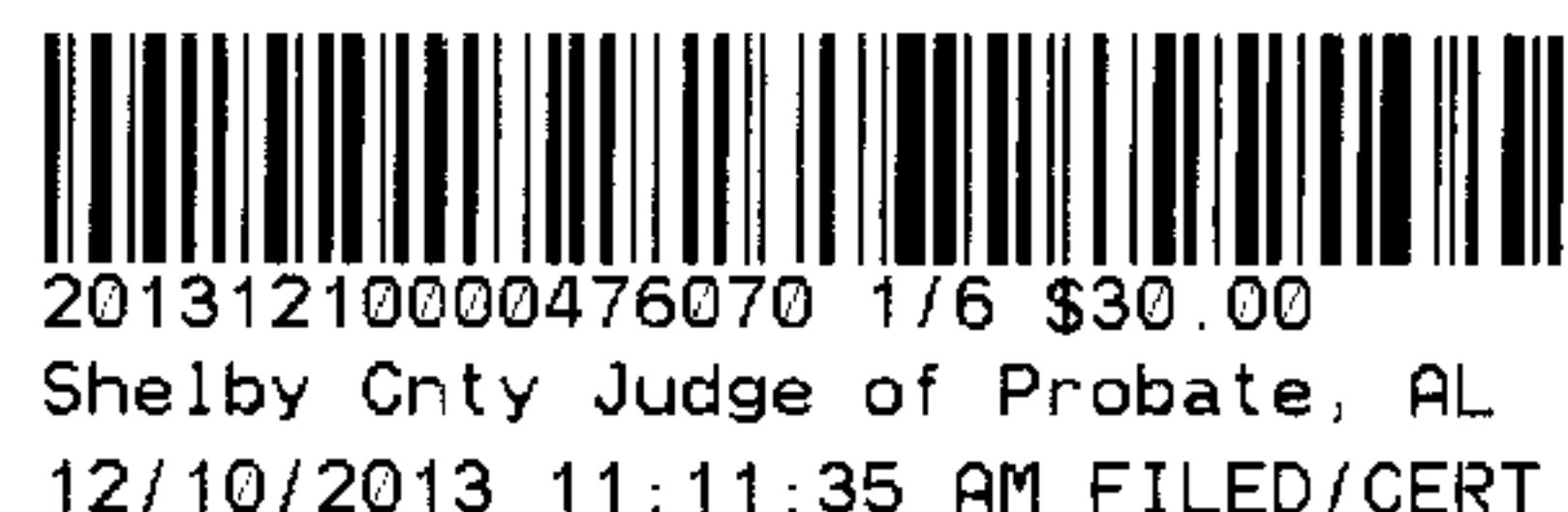
Wendell Gail Andrews
20881 Highway 55
Sterrett, Alabama 35147

EXECUTOR'S DEED

That in consideration of One Dollar, and in accordance with the instructions in the Will of Lelas Eugene Howard, deceased, paid to the Estate of Lelas Eugene Howard by the grantee herein, the receipt of which is hereby acknowledged, Wendell Gail Andrews and Dendell Dale Howard, acting solely as Executors of the Estate of Lelas Eugene Howard do hereby grants, bargains, sells and conveys unto **Wendell Gail Andrews**, (herein referred to as Grantee), all the right, title and interest of Lelas Eugene Howard, deceased, in and to the following described real property situated in Shelby County, Alabama, as per the Last Will and Testament and Codicil of said Lelas Eugene Howard, which is recorded in the Shelby County Probate Court, Case Number : **PR - 2012 - 000277**, to-wit:

: ATTACHED EXHIBIT "A" :

together with all appurtenances thereto, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property,



possession, claim and demand whatsoever, both in law and equity, which said Lelas Eugene Howard had in his lifetime and at the time of his death, and which Executors have, by virtue of the Last Will and Testament and Codicil of said Lelas Eugene Howard, or otherwise, of, in, and to the above-granted premises, and every part and parcel thereof, with the appurtenances.

To have and to hold to the said Grantee, her heirs and assigns forever, together with every contingent remainder and right of reversion.

Wendell Gail Andrews and Dendell Dale Howard, acting solely as Executors of the Estate of Lelas Eugene Howard, for said Lelas Eugene Howard, his heirs, executors and administrators, affirms that they, according to the Last Will and Testament and the Codicil of said Lelas Eugene Howard, are lawfully the Executors of the estate of Lelas Eugene Howard and also have the power to convey said real property described herein above. Executors further covenants that they have in all respects made this conveyance pursuant to the authority granted to them, as the Executors of the Estate of Lelas Eugene Howard, by the Last Will and Testament and Codicil of Lelas Eugene Howard, and that they have not done or suffered any act since they became Executors as aforesaid whereby the above-granted premises, or any part thereof, now are, or at any time hereafter, shall or may be impeached, charged, or encumbered in any manner whatsoever.

In witness whereof, Wendell Gail Andrews and Dendell Dale Howard, acting in their capacity as the Executors of the Estate of Lelas Eugene Howard, have executed this deed in Chelsea, Shelby County, Alabama, on this the 8 day of October, 2013.


20131210000476070 2/6 \$30.00
Shelby Cnty Judge of Probate, AL
12/10/2013 11:11:35 AM FILED/CERT

Wendell Gail Andrews

Wendell Gail Andrews, as Executor of
The Last Will and Testament and Codicil of
Lelas Eugene Howard, deceased

Dendell Dale Howard

Dendell Dale Howard, as Executor of
The Last Will and Testament and Codicil of
Lelas Eugene Howard, deceased

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Wendell Gail Andrews**, whose is named as an Executor of the Last Will and Testament and Codicil of Lelas Eugene Howard, deceased, and who is signing this Deed in said capacity, has signed the foregoing, and who is known to me to be such Executor, acknowledged before me on this day that being informed of the contents of this Deed, she, in her capacity as such Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of October, 2013.

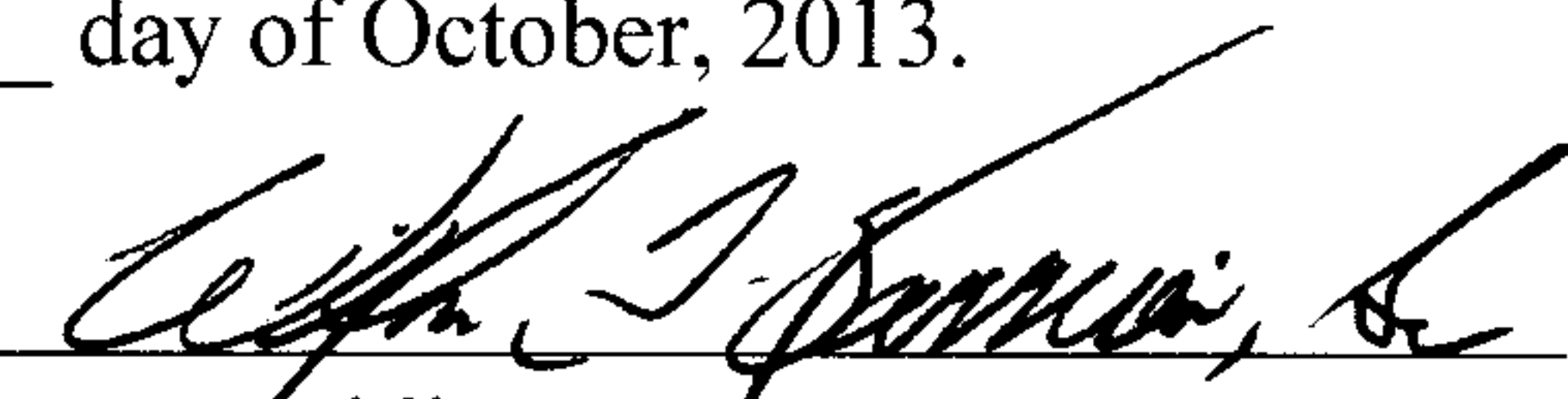
[Signature]
Notary Public
My Commission expires: 9-22-15


20131210000476070 3/6 \$30.00
Shelby Cnty Judge of Probate, AL
12/10/2013 11:11:35 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dendell Dale Howard**, whose is named as an Executor of the Last Will and Testament and Codicil of Lelas Eugene Howard, deceased, and who is signing this Deed in said capacity, has signed the foregoing, and who is known to me to be such Executor, acknowledged before me on this day that being informed of the contents of this Deed, he, in his capacity as such Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of October, 2013.



Notary Public
My Commission expires: 9-22-15


20131210000476070 4/6 \$30.00
Shelby Cnty Judge of Probate, AL
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: EXHIBIT A :

(Parcel 3)

Commencing at the Northwest corner of the NW1/4 of the NW1/4 of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama and run thence Easterly along the North line of said quarter-quarter a distance of 666.13 feet to a steel pin corner and the point of beginning of the property being herein described; thence continue along the last described course a distance of 666.13 feet to a steel pin corner marking the Northeast corner of the NW1/4 of the NW1/4 of said Section 8; thence turn 91 degrees, 19 minutes, 00 seconds right and run Southerly along the East line of said NW1/4 of the NW1/4 of said Section 8 a distance of 655.89 feet to a steel pin corner; thence turn 88 degrees, 45 minutes, 48 seconds right and run Westerly a distance of 664.55 feet to a steel pin corner; thence turn 91 degrees, 06 minutes, 02 seconds right and run Northerly a distance of 654.93 feet to the point of beginning. Containing 10.01 acres. Less and except the right-of-way of Shelby County Highway No. 55. Property is subject to any and all easements, agreements, restrictions and/or limitations of probated record, regulation and/or applicable law.

Said Parcel 3 is subject to a 20 foot easement for ingress and egress for Parcel 1 and Parcel 2 as described in item 3(a) and 3(b) of that certain Will of Lelas Eugene Howard that is recorded in the Shelby County Probate Court, Estate number PR-2012-000277 and was filed for probate on May 15, 2012.

Also, all of that part the NE1/4 of the NW1/4 of Section 8, Township 18, Range 2 East lying Northwest of Shelby County Highway No. 55.

This being one and the same parcels of land described at Item Three (c) in that certain Will of Lelas Eugene Howard that is recorded in the Shelby County Probate Court, Estate number PR-2012-000277 and was filed for probate on May 15, 2012 and which devises said land to Wendell Gail Andrews.


20131210000476070 5/6 \$30.00
Shelby Cnty Judge of Probate, AL
12/10/2013 11:11:35 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 Eugene Howard
Mailing Address _____
_____Grantee's Name Wendell Gail Andrews
Mailing Address 20881 Hwy 55
Sterrett, AL 35147Property Address Wendell Gail Andrews
20881 Hwy 55
Sterrett, AL 35147Date of Sale _____
Total Purchase Price \$ _____or
Actual Value \$ _____or
Assessor's Market Value \$ 71,110. (whole parcel)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) (split of 12 ac)☐ 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 12/10/13Print Wendell Andrews

Sign _____

Unattested


(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

