

This Instrument was prepared by:


R. Shan Paden
PADEN & PADEN, P.C.
1826 Third Avenue N, Ste 200
Bessemer, Alabama 35020

Send Tax Notice to:

Edward M. Ledbetter
4957 South Shades Crest Rd
Helena, AL 35022

STATE OF ALABAMA

COUNTY OF SHELBY


20131230000496500 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
12/30/2013 03:21:23 PM FILED/CERT

WARRANTY DEED

Know All Men by These Presents: That, Whereas, Wales W. Ledbetter, departed this life testate on October 12, 2010; and

Whereas, the Last Will and Testament of Wales W. Ledbetter named Edward M. Ledbetter the Personal Representative of the Estate; and

Whereas, Edward M. Ledbetter, was granted Letters Testamentary as Personal Representative of the Estate of Wales W. Ledbetter, by the Judge of Probate of Jefferson County, Alabama in the Jefferson County Probate Case No. 44322, and

Whereas, Myra Faye Ledbetter, spouse of Wales W. Ledbetter, predeceased Wales W. Ledbetter on the 29th day of September, 2003, and

Whereas, Article III of the Last Will and Testament of Wales W. Ledbetter provides as follows, to-wit:

A. All the rest, residue, and remainder of my estate, of whatever kind and character and wheresoever situated, I hereby give, bequeath and devise to my wife, Myra Faye Ledbetter, if she is living on the thirtieth day after the date of my death.

B. If my wife is not then living, I give, bequeath and devise all of the rest, residue and remainder of my estate to my children, in equal shares, per stirpes.

And whereas, Edward M. Ledbetter, Terry Wayne Ledbetter, Jimmy Wade Ledbetter and Bethany Watkins, were the only children of Wales W. Ledbetter and the sole legatees under the Last Will and Testament of Wales W. Ledbetter, deceased.

Now, Therefore, in consideration of the premises, Edward M. Ledbetter, as the Personal Representative of the Will and Estate of Wales W. Ledbetter, deceased, does in said capacity by these presents, grant, bargain, sell and convey unto Edward M. Ledbetter, Terry Wayne Ledbetter, Jimmy Wade Ledbetter and Bethany Watkins(Grantees) as tenants in common, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 164, according to the Survey of Alabama Power Company Recreational Cottage Site Sector 7, as recorded in Map Book 23, Page 28, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2012 which constitutes a lien but are not yet due and payable until October 1, 2013.
2. Any applicable zoning ordinances.

3. Mineral and mining rights not owned by Grantor. Grantor hereby specifically excepts and reserves from this conveyance all other coal, oil, gas and other minerals of whatsoever nature lying on or underneath the above-described property, together with all mining rights necessary or convenient with respect thereto; provided, that Grantor shall not have the right to mine the above property by strip or surface mining methods; and provided further that Grantor does not reserve any right of access to the surface of the property.

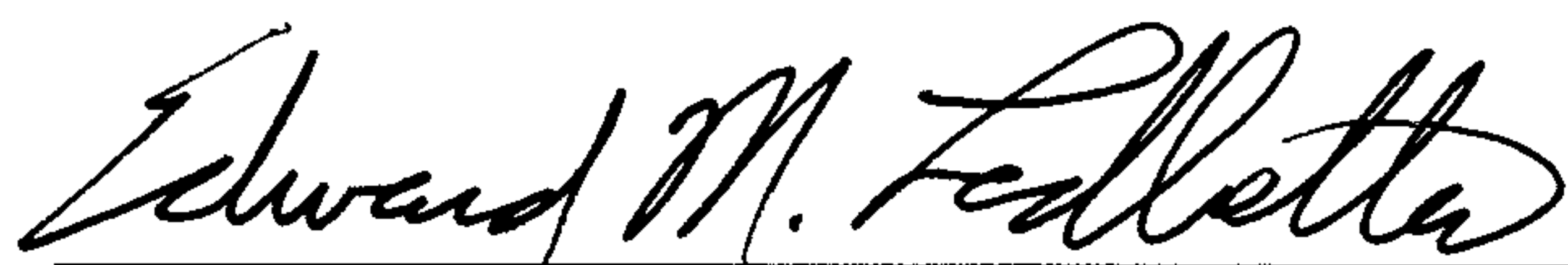
Subject property does not constitute the homestead Edward M. Ledbetter.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

TO HAVE AND TO HOLD unto Grantees, their heirs and assigns, forever.

It is understood and agreed that wherever in this instrument the singular number is used, it applies to the plural if and when necessary and that when the plural is used, the plural likewise applies to the singular if and when necessary.

In Witness Whereof, the undersigned, Edward M. Ledbetter, in his capacity as Personal Representative of the Estate of Wales W. Ledbetter, deceased, Probate Case No. 44322, has hereunto subscribed his name and seal, on this the 28th day of August, 2013.



Edward M. Ledbetter, as Personal Representative of
the Estate of Wales W. Ledbetter, deceased
Probate Case No. 44322

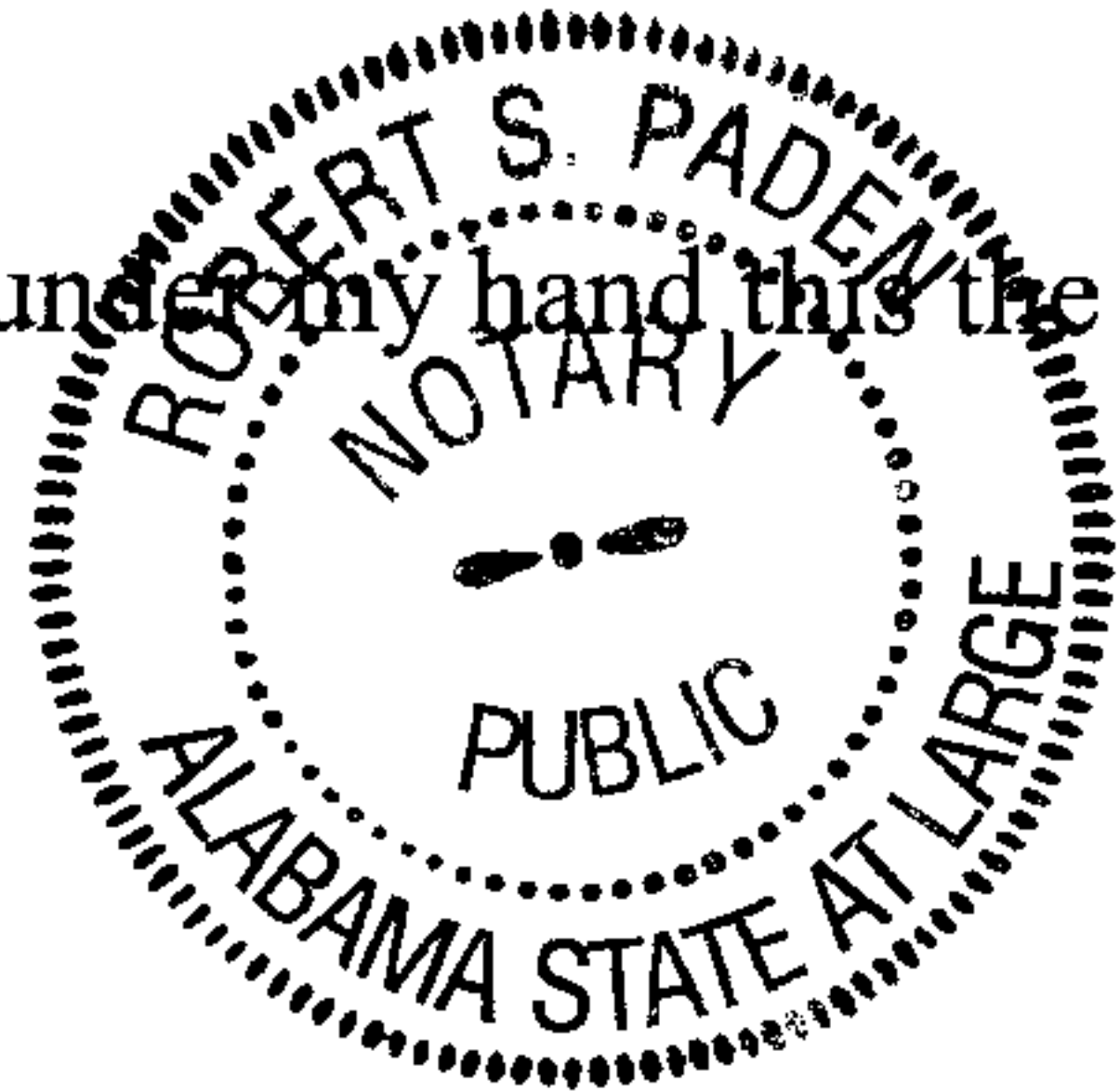
STATE OF ALABAMA

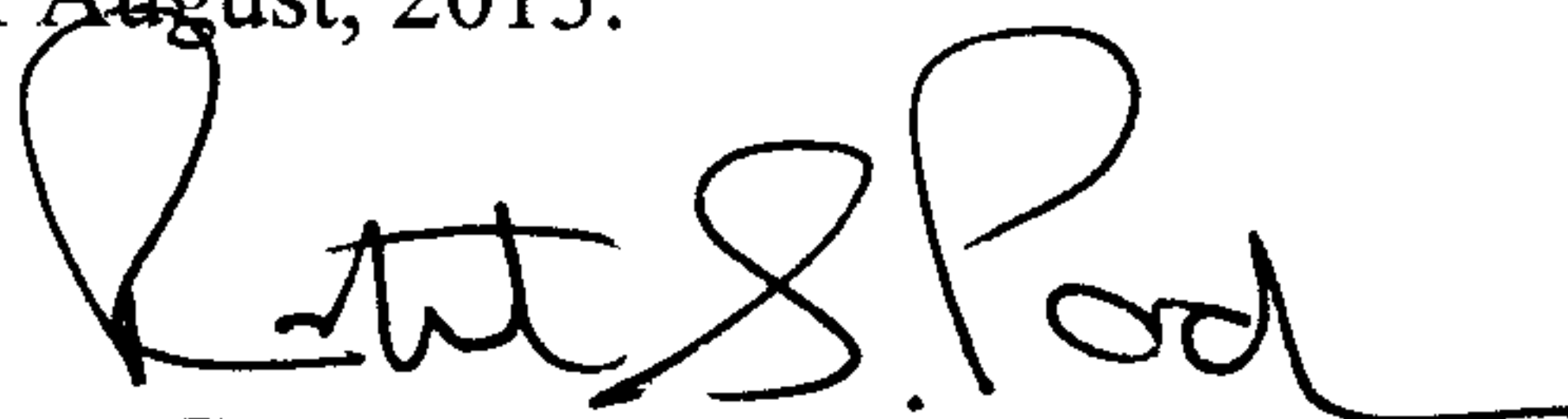
COUNTY OF Jefferson

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Edward M. Ledbetter, whose name as Personal Representative of the Estate of Wales W. Ledbetter, 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 he, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of August, 2013.





Notary Public

My Commission Expires: 7.13.14

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 Wales W Ledbetter
Mailing Address 4957 S. Shades Crest Rd
Helena, AL 35022

Grantee's Name Edward M. Ledbetter
Mailing Address 4957 S. Shades Crest Rd
Helena, AL 35022
(continued on back page)

Property Address 385 Tangled Way
Shelby, AL 35143

Date of Sale August 28, 2013
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value\$ 171,220.00

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 Tax Assessors Value
☐ 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.

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).

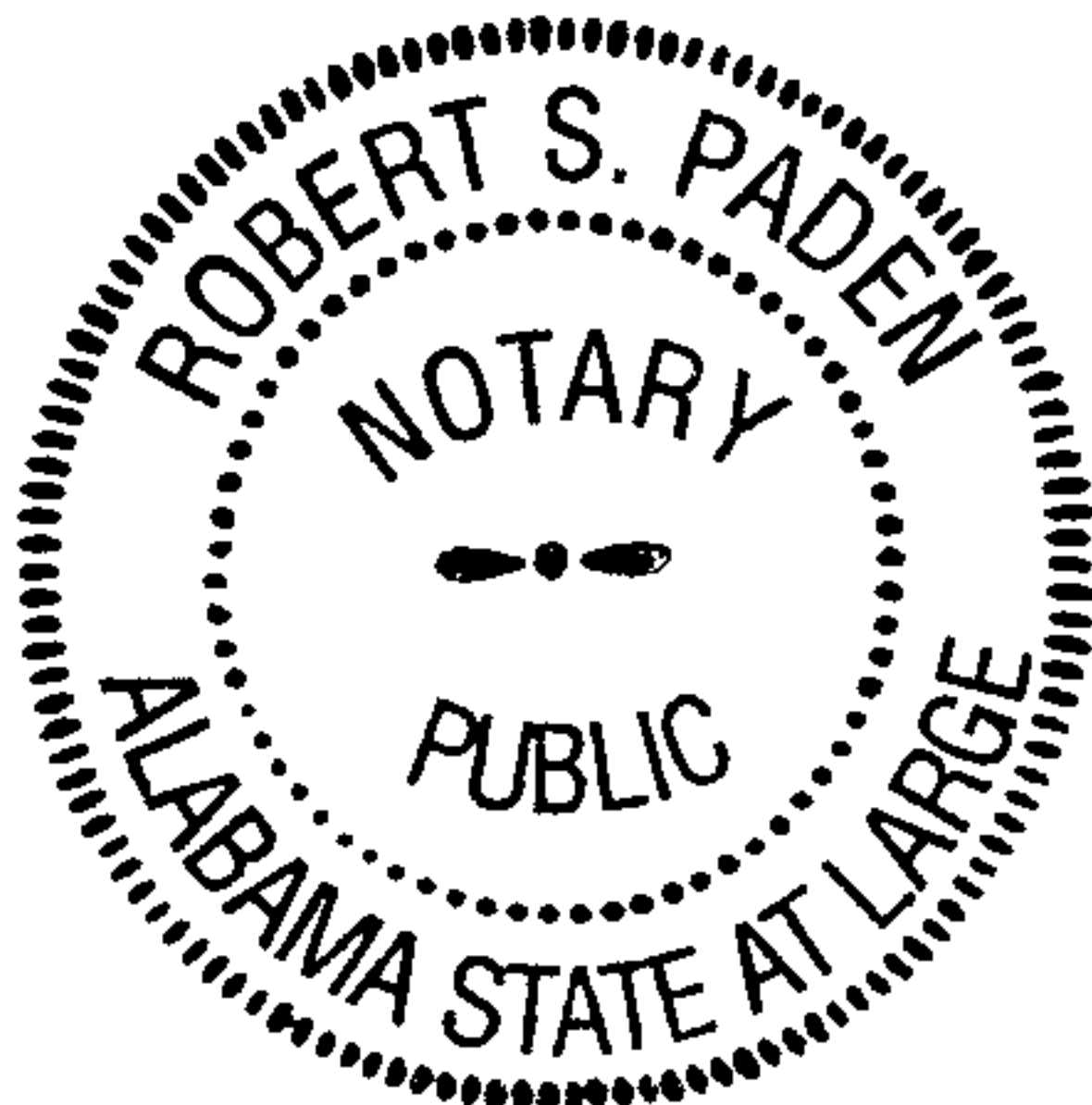
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 08/28/2013

Print Edward M. Ledbetter, Personal Representative
Estate of Wales W. Ledbetter, deceased

Sign Edward M. Ledbetter

Sworn to and subscribed before me on this 28th day of August, 2013.



[Signature]
Notary Public

My Commission Expires: 7.13.14



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Grantee's Name: Terry Wayne Ledbetter
Address: 5015 Tammy Lane
Hueytown, AL 35023

Grantee's Name: Jimmy Wade Ledbetter
Address: 2185 Headrick Drive
Bessemer, AL 35022

Grantee's Name: Bethany Watkins
Address: 2177 Headrick Drive
Bessemer, AL 35022



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