

**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

**Mitchell A. Spears**

Attorney at Law

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Montevallo, AL 35115 (205)665-7847 fax

Send Tax Notice to:

(Name) Jody Lee Johnson

(Address) 481 Hwy 42

Calera AL 35040

**\*\* MINIMUM VALUE NOT REQUIRED**

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**Personal Representative Deed**

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STATE OF ALABAMA

COUNTY OF SHELBY


KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **HERBERT LEE JARVIS, JR., as Personal Representative of the ESTATE OF AUDREY J. JOHNSON, deceased**, (herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto **JODY LEE JOHNSON** (herein referred to as Grantee, whether one or more), all of Grantor's right, title and interest in and to the following property situated in **SHELBY COUNTY, ALABAMA**, to-wit:

**Parcel 1: A part of the N ½ of SE ¼ of SW ¼ of Section 28, Township 21 South, Range 4 West, described as follows: Commence at the NW corner of the SE ¼ of SW ¼ of said section 28 and run South along West line of said ¼-¼ Section a distance of 465.00 feet to the point of beginning, thence continue in same direction along West line of said ¼-¼ Section a distance of 196.12 feet to the SW corner of the N ½ of SE ¼ of SW ¼, thence turn an angle of 89 degrees 39' 30" to left and run East along South line of the N ½ of SE ¼ of SW ¼ a distance of 842.80 feet, thence turn an angle of 99 degrees 56' 45" to left and run a distance of 96.90 feet, thence turn an angle of 99 degrees 06' 15" to the right and run a distance of 162.78 feet to West R.O.W. of County Highway No. 10, thence turn an angle of 94 degrees 46' to left and run a distance of 180.13 feet to a point on the West R.O.W. of said Highway, thence turn an angle of 19 degrees 14' to the left and run a distance of 192.44 feet to a point on West R.O.W. of said Highway, thence turn an angle of 65 degrees 10' 15" to left and run a distance of 284.10 feet, thence turn an angle of 90 degrees 19' 45" to the left and run a distance of 32.00 feet, thence turn an angle of 70 degrees 11' to the right and run a distance of 647.39 feet to the point of beginning. Excepting that part, if any, that may lie east of the old dirt public road. Also excepting a road described in Deed Book 77, Page 598, and that part if any sold to T. W. Holley in Deed Book 99, Page 32. Mineral and Mining Rights excepted.**

**SUBJECT TO: Rights, reservations and restrictions of record.**

**Source of Title: Deed Book 229, Page 875.**

  
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**Parcel 2: A part of the N ½ of the SE ¼ of SW ¼ of Section 28, Township 21 South, Range 4 West, described as follows: Commence at the NW corner of the SE ¼ of SW ¼ of said Section 28 and run South along West line of said ¼-¼ Section a distance of 465.00 feet to a point; thence continue in same direction along West line of said ¼-¼ Section a distance of 196.12 feet to the SW corner of the N ½ of SE ¼ of SW ¼; thence turn an angle of 89 deg. 39' 30" to left and run East along South line of the N ½ of SE ¼ of SW ¼ a distance of 842.80 feet; thence turn an angle of 99 deg. 56' 45" to left and run a distance of 96.90 feet' thence turn an angle of 99 deg. 06' 15" to right and run a distance of 162.78 feet to West R.O.W. of County Highway #10; thence turn an angle of 94 deg. 46' to left and run a distance of 180.13 feet to a point on the West R.O.W. of said Highway; thence turn an angle of 19 deg. 14' to left and run a distance of 192.44 feet to the point of beginning of the property herein conveyed, which said point is on West R.O.W. line of said Highway; thence turn an angle of 65 deg. 10' 15" to left and run a distance of 284.10 feet; thence turn an angle of 90 deg. 19' 45" to left and run a distance of 32.00 feet'; thence turn an angle of 70 deg. 11' to right and run a distance of 647.39 feet to a point on the West boundary of said ¼-¼ Section; thence turn to right and run in a Northerly direction along the western boundary of said ¼- ¼ Section a distance of 255 feet to a point; thence turn an angle of 90 deg. to right and run parallel with the Northern boundary of said ¼-¼ Section a distance of 210 feet to a point; thence run to a point which is located on the West R.O.W. of said highway and which point is, running along said R.O.W, a distance of 210 feet in a Northwesterly direction above the point of beginning of the property herein conveyed; thence turn to right and run along the West R.O.W. of said Highway a distance of 210 feet to the point of beginning of the property herein conveyed.**

**Source of Title: Deed Book 241, Page 900.**

**TUCKER JOHNSON, A GRANTEE IN THE FIRST REFERENCED SOURCE OF TITLE, DECEASED ON OR ABOUT OCTOBER 16, 2004, HE HAVING BEEN SURVIVED BY THE OTHER GRANTEE UPON THE FACE OF SAID DEED, NAMELY, AUDREY J. JOHNSON (AKA AUDREY JOHNSON),WHO DIED TESTATE IN SHELBY COUNTY, ALABAMA, ON OR ABOUT DECEMBER 6, 2012, AND HER ESTATE IS CURRENTLY PENDING IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA PURSUANT TO CASE NO. PR-2013-000137.**

**THIS INSTRUMENT IS EXECUTED PURSUANT TO THE AUTHORITY GRANTED IN THE LAST WILL AND TESTAMENT OF THE DECEDENT.**

**\*\*PURSUANT TO ALABAMA CODE SECTION 40-22-1, NO DEED TAX IS REQUIRED FOR THIS CONVEYANCE, AS THIS INSTRUMENT IS EXECUTED FOR A NOMINAL CONSIDERATION FOR THE PURPOSE OF PERFECTING THE TITLE TO REAL ESTATE BY CONVEYING SAME AS DIRECTED WITHIN THE DECEDENT'S LAST WILL AND TESTAMENT.**



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TO HAVE AND TO HOLD, to the said GRANTEE, and Grantee's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, **HERBERT LEE JARVIS, JR., as Personal Representative of the Estate of AUDREY J. JOHNSON**, who is authorized to execute this conveyance, has hereto set his hand and seal, this the 20<sup>th</sup> day of November, 2013.

ESTATE OF AUDREY J. JOHNSON

Herbert Lee Jarvis, Jr.  
By: HERBERT LEE JARVIS, JR.  
Its: Personal Representative

STATE OF ALABAMA                   )  
COUNTY OF SHELBY                )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **HERBERT LEE JARVIS, JR.,** whose name as **Personal Representative** of the **ESTATE OF AUDREY J. JOHNSON, 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/she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 20<sup>th</sup> day of November, 2013.

Sharon J. Spear  
Notary Public  
My Commission Expires: 9/3/2014



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# Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Herbert Lee Jarvis, Jr., Pers. Rep. of Estate of Audrey J. Johnson  
Mailing Address 1825 Parker Road, Box 148  
Conyers, GA 30094

Grantee's Name Jody Lee Johnson  
Mailing Address 481 Hwy 42  
Calera AL 35040

Property Address 8695 Highway 10  
Montevallo, AL 35115

Date of Sale 11-20, 2013

Total Purchase Price \$ \_\_\_\_\_

Or

Actual Value \$ \_\_\_\_\_

Or

Assessor's Market Value \$ 108,000.00



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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 Non-Taxable Estate Transfer (Alabama Code Section 40-22-1)

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).

Attested by: Mitchell A. Spears

Print Herbert Lee Jarvis, Jr.  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Sworn to and subscribed before me this the 20<sup>th</sup> day of November, 2013.

Notary Public

My commission expires: 9/3/2014