

# PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR CURRENT SURVEY

This instrument prepared by:

**Send Tax Notice To:** 

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

Alma Jean Howard 9757 Highway 185 St. George, Georgia 31562

## 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 **Alma Jean Howard**, (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 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 day of October, 2013.

201401170000017290 2/6 \$30.00 Shelby Cnty Judge of Probate, AL 01/17/2014 02:09:04 PM FILED/CERT

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

Dondel Dala 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 such Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of October, 2013.

Notary Public

My Commission expires: 9-22-15

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# 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  $8^{th}$  day of October, 2013.

Notary/Public
My Commission expires: 9-22-15

Shelby Cnty Judge of Probate, AL 01/17/2014 02:09:04 PM FILED/CERT

### : EXHIBIT A:

# (Parcel 1)

Beginning at the Northwest corner of the NW1/4 of the NW/1/4 of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama and run thence Southerly along the West line of said quarter-quarter a distance of 653.98 feet to a steel pin corner; thence turn 90 degrees, 57 minutes, 46 seconds left and run Easterly a distance of 332.27 feet to a steel pin corner; thence turn 88 degrees, 58 minutes, 04 seconds left and run Northerly a distance of 654.46 feet to a steel pin corner on the North line of said Section 8; thence turn 91 degrees, 06 minutes, 43 seconds left and run Westerly along the said North line of said Section 8 a distance of 333.07 feet to the point of beginning. Containing 5.0 acres and subject to any and all easements, agreements, restrictions and/or limitations of probated record, regulation and/or applicable law.

Also, an Easement for ingress and egress to the above described Parcel 1. Said Easement is to be 20 feet wide and is to run from Shelby County Highway #55 to the West boundary of Parcel 1, described herein above. Said Easement is to run along the South line of Parcel 2 as described and devised to Callie Joyce Stancil by 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. Said Easement is also to run along the South line of Parcel 3 as described and devised to Wendell Gail Andrews by 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.

This being one and the same parcel of land described at Item Three (a) 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 Alma Jean Howard.

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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: Leland Eugene Howard I Mailing Address 15481 Hwy 43 Vandiver, AL 35176	Estate Grantee's Name: Alma Jean Howard  Mailing Address: 9757 Highway 185  St. George, Georgia 31562
Property Address: Hwy 55  Vandiver, AL	Date of Sale 10-8-13  Total Purchase Price \$
The purchase price or actual value claimed one) (Recordation of documentary evidence	on this form can be verified in the following documentary evidence: (check
Bill of SaleSales ContractClosing Statement	Appraisalx Other – Property Tax Office
If the conveyance document presented for reof of this form is not required.	ecordation contains all of the required information referenced above, the filing
Grantor's name and mailing address - provide the nam	Instructions
	ne of the person or persons conveying interest to property and their current mailing address.
	ne of the person or persons to whom interest to property is being conveyed.
Property address -the physical address of the property	
Date of Sale - the date on which interest to the propert	ty was conveyed.
Total purchase price - the total amount paid for the pure record.	irchase of the property, both real and personal, being conveyed by the instrument offered for
Actual value - if the property is not being sold, the true record. This may be evidenced by an appraisal conduction	e value of the property, both real and personal, being conveyed by the instrument offered for exted by a licensed appraiser or the assessor's current market value.
If no proof is provided and the value must be determined determined by the local official charged with the respondentalized pursuant to Code of Alabama 1975§ 40-22-	ned, the current estimate of fair market value, excluding current use valuation, of the property as onsibility of valuing property for property tax purposes will be used and the taxpayer will be 1 (h).
I attest, to the best of my knowledge and belief that the statements claimed on this form may result in the imposite	e information contained in this document is true and accurate. J further understand that any false osition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).
	Grantor/Grantee/Owner/Agent eircle one
Print	t_ 'l'iam K. Dustice
Unattested	(Verified by)
Form RT-1	

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