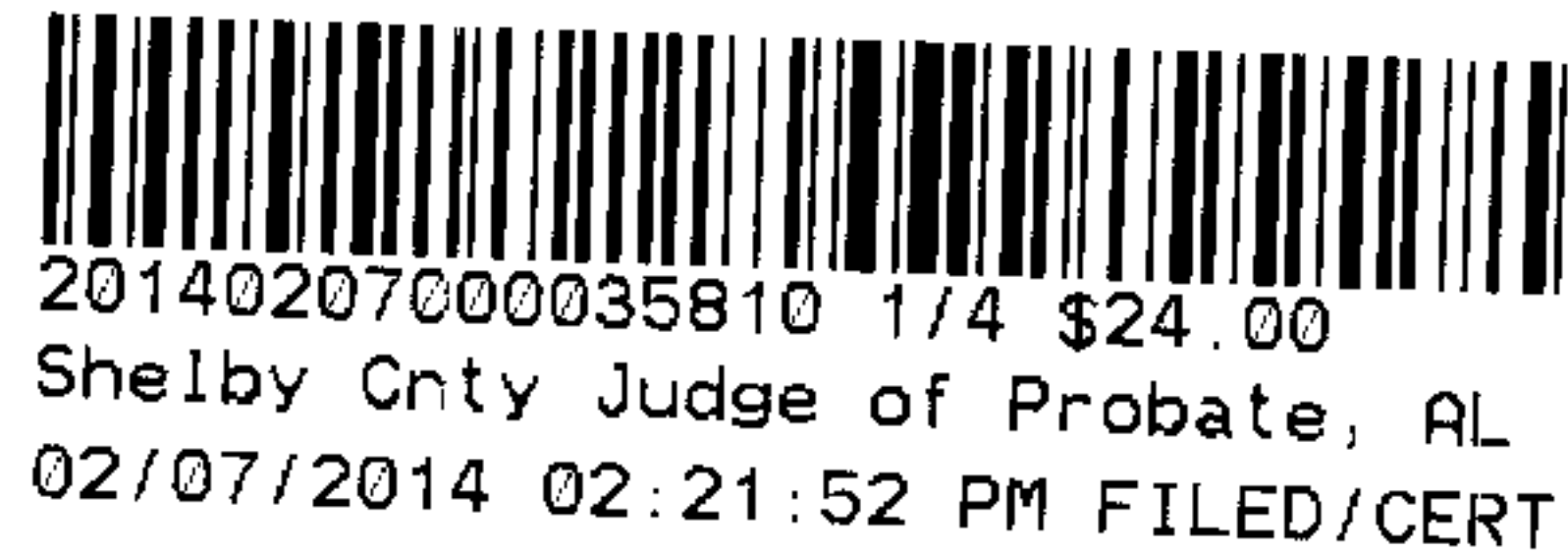


STATE OF ALABAMA            )

COUNTY OF SHELBY            )

EXECUTOR'S DEED



KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Fred C. Crum, Jr. (the "decedent") died testate on January 6, 2013 and his Last Will and Testament was filed of record in the Probate Court of Shelby County, Alabama on February 18, 2013, Case No. PR-2013-000110; and

WHEREAS, the undersigned Grantor is the duly appointed Personal Representative of the Estate of Fred C. Crum, Jr., Deceased, and is presently serving in such capacity; and

WHEREAS, the Grantee named herein is the residuary devisee under the decedent's Last Will and Testament and the real estate described herein is part of the decedent's residuary estate; and

WHEREAS, the undersigned Grantor desires to transfer and convey the real estate described herein to the Grantee as provided in the decedent's will.

NOW, THEREFORE, in accordance with the Last Will and Testament of Fred C. Crum, Jr., Deceased, and for and in consideration of Ten and No/100 Dollars (\$10.00) to Rebecca Hutchinson Crum, an individual, as the Personal Representative of the Estate of Fred C. Crum, Jr., Deceased (herein called the "Grantor"), in hand paid by Rebecca Hutchinson Crum, as Trustee of the Fred C. Crum, Jr. Family Trust created under the Last Will and Testament of Fred C. Crum, Jr. (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the real estate situated in Shelby County, Alabama, and described on Exhibit A, which is attached hereto and incorporated herein by reference for all purposes.

TO HAVE AND TO HOLD, unto the Grantee, her successors and assigns forever, SUBJECT TO (i) liens for ad valorem taxes due October 1, 2014 and thereafter; and (ii) easements, restrictions and rights of way of record.

This instrument is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, the undersigned, Rebecca Hutchinson Crum, an individual, as Personal Representative of the Estate of Fred C. Crum, Jr., Deceased, has hereunto set her hand and seal this 27 day of January, 2014.

GRANTOR:

A handwritten signature of Rebecca Hutchinson Crum is written over a horizontal line. Below the line, the text reads: 'Rebecca Hutchinson Crum, as Personal Representative of the Estate of Fred C. Crum, Jr., Deceased'.

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Rebecca Hutchinson Crum, whose name as Personal Representative of the Estate of Fred C. Crum, Jr., 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 thereof, she, in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of January, 2014.

Beverly Colvard  
Notary Public  
My Commission Expires: July 16, 2017

This instrument prepared by:

Mr. Jackson M. Payne  
Leitman, Siegal, Payne & Campbell, P.C.  
420 North 20th Street, Suite 2000  
Birmingham, Alabama 35203  
(205) 251-5900

Send tax notice to:

Ms. Rebecca Hutchinson Crum  
4902 Windwood Circle  
Birmingham, AL 35242



20140207000035810 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
02/07/2014 02:21:52 PM FILED/CERT



EXHIBIT "A"

PARCEL I:


Lot 3-A and part of Lot 3 according to the map and survey of Mountain View Lake Company, First Sector as recorded in Map Book 3, Page 135, in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Commence at the most Southerly Corner of said Lot 3; thence run Northwesterly along the Westerly line of said Lot 3 for 82.0 feet; thence 91 degrees 10 minutes right and run Northeasterly for 243.0 feet to a point on the waters edge of the lake, said point being the point of beginning of the property herein described; thence reverse the last stated course and run Southwesterly for 243.0 feet; thence 88 degrees 50 minutes right and run Northwesterly along the Westerly line of said Lot 3 for 155.20 feet to the corner between Lot 3 and Lot 3-A; thence 51 degrees 45 minutes right and run Northeasterly for 212.85 feet to the corner between Lot 3-A and Lot 4; thence 114 degrees 09 minutes right and run Southeasterly along the Northerly line of said Lot 3-A, and said line extended for a distance of 113 feet, more or less, to a point of the waters edge of said lake; thence run Southerly and Southeasterly, running along the waters edge of said lake, for a distance of 208 feet, more or less, to the point of beginning.

PARCEL II:

Part of Lots 2 and 3, Survey of Mountain View Lake Company First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, Page 135, being more particularly described as follows:

From an existing #4 iron rebar being the most Southerly corner of said Lot 3, run in a Northwesterly direction along the Southwest line of said Lot 3 for a distance of 82.04 feet to an existing 1/2" crimp iron pin; thence turn an angle to the right of 91 degrees 09 minutes 46 seconds and run in a Northeasterly direction for a distance of 31.82 feet to an existing PK nail set being the point of beginning; thence continue in a Northeasterly direction along last mentioned course for a distance of 216.17 feet to an existing 1/2" crimp iron pin and being on the edge of the existing water for a lake; thence turn an angle to the right of 90 degrees 45 minutes 17 seconds and run in a Southeasterly direction along the edge of the water for the lake for a distance of 30.63 feet; thence turn an angle to the left of 24 degrees 27 minutes 46 seconds and run in a Southeasterly direction for a distance of 15.88 feet to a point on the edge of the lake; thence turn an angle to the right of 18 degrees 41 minutes 03 seconds and run in a Southeasterly direction for a distance of 14.0 feet to a point on the edge of the lake; thence turn an angle to the right of 32 degrees 06 minutes 14 seconds and run in a Southerly direction for a distance of 18.59 feet; thence turn an angle to the right of 90 degrees 49 minutes 53 seconds and run in a Westerly direction for a distance of 134.4 feet to an existing iron; thence turn an angle to the left of 20 degrees 21 minutes 53 seconds and run in a Southwesterly direction for a distance of 96.96 feet, more or less, to the point of beginning.

  
20140207000035810 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
02/07/2014 02:21:52 PM 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	<u>Rebecca Hutchinson Crum</u>	Grantee's Name	<u>Rebecca Hutchinson Crum</u>
Mailing Address	<u>as Personal Representative</u>	Mailing Address	<u>as Trustee of the Fred C. Crum, Jr. Family Trust</u>
	<u>of the Estate of Fred C. Crum, Jr.</u>		<u>4902 Windwood Circle</u>
	<u>4902 Windwood Circle</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>220 Smyer Lake Road</u>	Date of Sale	<u>1/27/14</u>
	<u>Leeds, AL 35094</u>	Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 581,630</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Assessors Market Value</u>
<input type="checkbox"/> 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 2/7/14

☐ Unattested

(verified by)

Print JACKSON M. PAYNE

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

