

**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) Brenace J. Swanner

(Address) 9822 Cantertrot Drive

Humble, TX 77338

*Deed Tax Exempt

Personal Representative Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR 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, **JAMES R. BIRDSONG, JR. and BRENACE J. SWANNER, as Co-Personal Representatives of the ESTATE OF BRENACE J. BIRDSONG, deceased** (herein referred to as Grantor), do hereby grant, bargain, sell and convey unto **BRENACE J. SWANNER, whose address is 9822 Cantertrot Drive, Humble, Texas 77338** (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:

Lot 10 in Block No. 5 according to Arden Subdivision of the Town of Montevallo, Alabama as recorded in Map Book 3 on Page 64 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- Taxes for 2013 and subsequent years.**
- All rights, reservations and restrictions of record.**

SOURCE OF TITLE: Deed Book 224, Page 708.

JAMES RAY BIRDSONG, A GRANTEE IN THE ABOVE REFERENCED SOURCE OF TITLE, DECEASED ON OR ABOUT MAY 11, 1986, HAVING BEEN SURVIVED BY THE OTHER GRANTEE UPON THE FACE OF SAID DEED, NAMELY, BRENACE J. BIRDSONG, WHO DIED TESTATE IN SHELBY COUNTY, ALABAMA ON OR ABOUT JULY 3, 2013.

***THIS INSTRUMENT IS EXECUTED PURSUANT TO THE AUTHORITY GRANTED IN THE LAST WILL AND TESTAMENT OF THE DECEDENT, BRENACE J. BIRDSONG, SAME OF WHICH WAS PROBATED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, WITH LETTERS TESTAMENTARY HAVING ISSUED TO GRANTOR ON NOVEMBER 4, 2013, CASE NUMBER PR-2013-000783. CONSEQUENTLY, THIS DEED IS EXECUTED FOR NOMINAL CONSIDERATION FOR THE PURPOSE OF PERFECTING TITLE TO REAL ESTATE, AND IS EXEMPT FROM RECORDATION TAX, PURSUANT TO ALABAMA CODE SECTION 40-22-1.**



20140605000170470 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/05/2014 12:55:26 PM FILED/CERT

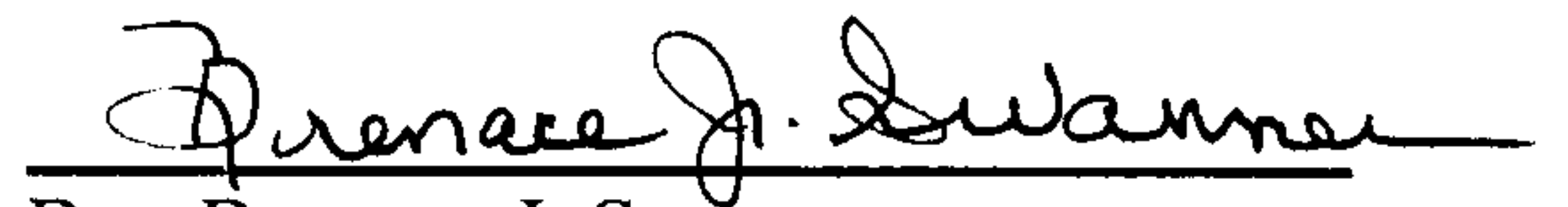
TO HAVE AND TO HOLD, to the said GRANTEE, and Grantee's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, **JAMES R. BIRDSONG, JR. and BRENACE J. SWANNER, as Co-Personal Representatives of the Estate of BRENACE J. BIRDSONG**, who are authorized to execute this conveyance, have hereto set their hands and seals, this the 2nd day of June, 2014.

ESTATE OF BRENACE J. BIRDSONG



By: James R. Birdsong, Jr.
Its: Co-Personal Representative




By: Brenace J. Swanner
Its: Co-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 **James R. Birdsong, Jr.**, whose name as **Co-Personal Representative of the Estate of Brenace J. Birdsong, 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 2nd day of June, 2014.

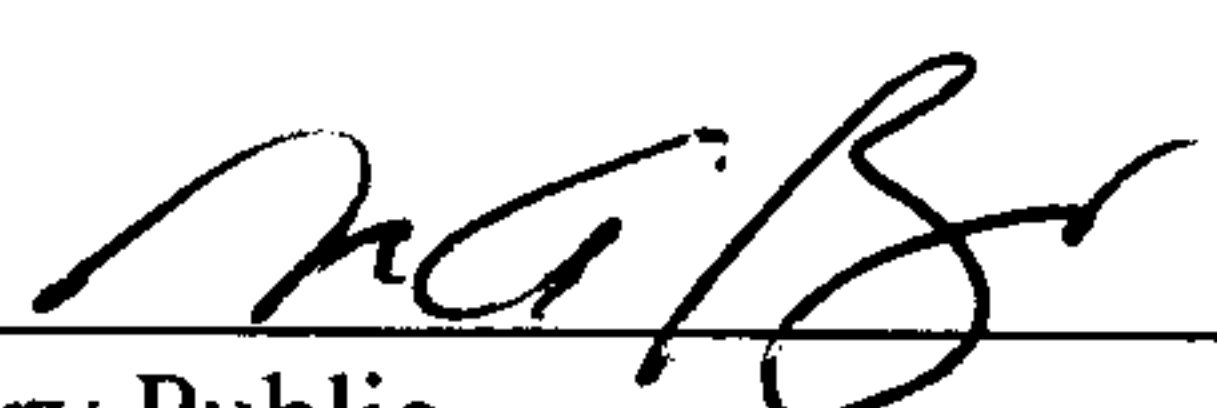


Notary Public
My Commission Expires: 7-31-17

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Brenace J. Swanner**, whose name as **Co-Personal Representative of the Estate of Brenace J. Birdsong, 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 2nd day of June, 2014.



Notary Public
My Commission Expires: 7-31-17

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 James R. Birdsong, Jr., et al
Personal Representative
Mailing Address 460 Parkway Circle
Montevallo, AL 35115

Grantee's Name Brenace J. Swanner
Mailing Address 9822 Cantertrot Drive
Humble, TX 77338

Property Address 460 Parkway Circle
Montevallo, AL 35115

Date of Sale June 2, 2014
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ 109,000.00

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
Sales Contract

Appraisal
☒ Other Recordation Tax Exempt, per Alabama Code
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).

Print James R. Birdsong, Jr.
Sign *James R. Birdsong, Jr.*
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 2nd day of June, 2014.


20140605000170470 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/05/2014 12:55:26 PM FILED/CERT

Notary Public
Notary Public
My commission expires: 7-31-17