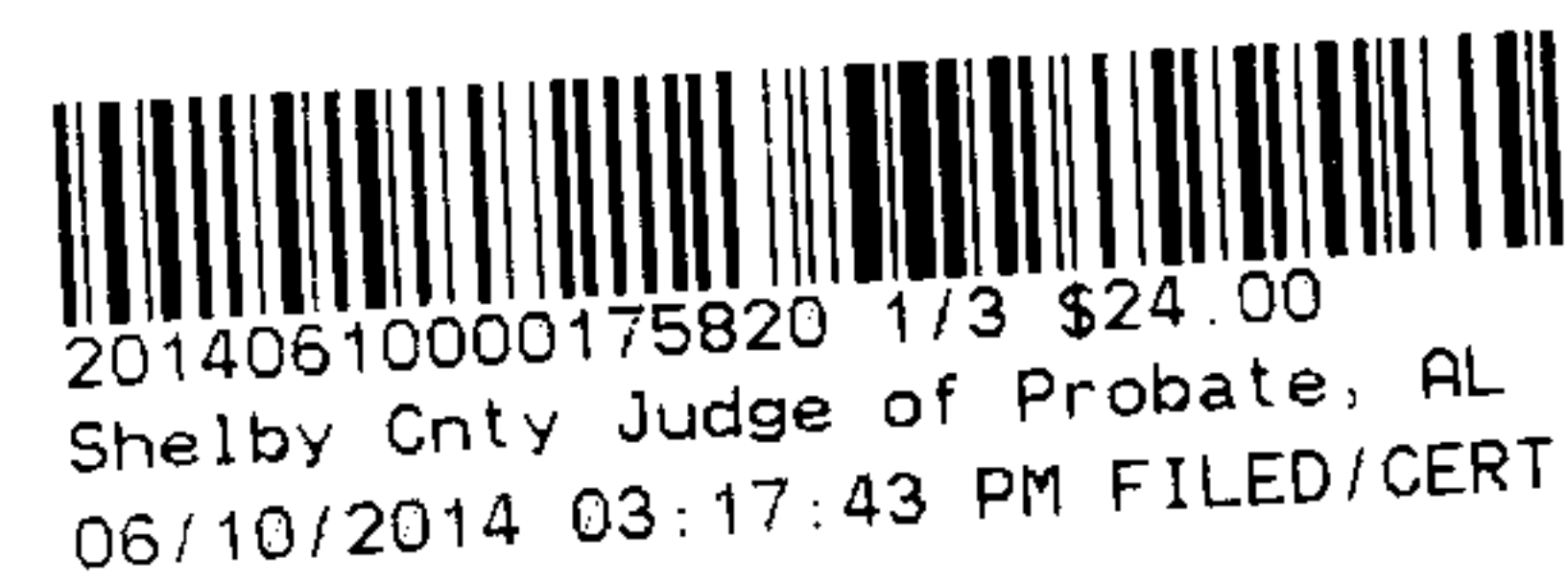


Send Tax Notice to:  
Cary Arthur Rhodes  
37 Sontepe Road  
Calera, Alabama 35040

This instrument prepared by:  
Wallace, Ellis, Fowler, Head & Justice  
P.O. Box 587  
Columbiana, Alabama 35051



**DEED OF PERSONAL REPRESENTATIVE**

STATE OF ALABAMA       )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Arthur Rhodes, Jr. died on or about March 27, 2013, and was the owner of certain hereinafter described property situated in Shelby County, Alabama, and

WHEREAS, the Probate Court of Shelby County, Alabama, entered a Decree Admitting Will to Probate & Granting Letters Testamentary on April 25, 2014, and issued Letters Testamentary on April 25, 2014, in the Matter of the Estate of Arthur Rhodes, Jr., deceased, Case No. 2014-000258, and

WHEREAS, the undersigned Cary Arthur Rhodes and Lee Ann Rhodes Jackson were duly and properly appointed as Co-Personal Representatives of the Estate of Arthur Rhodes, Jr., deceased, and are acting in such capacity, and

WHEREAS, pursuant to paragraph SECOND C. in the Last Will and Testament of Arthur Rhodes, Jr., a/k/a Arthur Rhodes, deceased, the said Cary Arthur Rhodes was devised certain described real property as provided therein, and

WHEREAS, the said Cary Arthur Rhodes and Lee Ann Rhodes Jackson have the power and authority to execute this conveyance pursuant to said Last Will and Testament, as admitted to probate by the Probate Court of Shelby County, Alabama, and

WHEREAS, this deed is to satisfy the devise and requirements of the Last Will and Testament, and

WHEREAS, Cary Arthur Rhodes and Lee Ann Rhodes Jackson are the only children and the sole heirs and next of kin of Arthur Rhodes, Jr., a/k/a Arthur Rhodes, who was not married at the time of his death, and

WHEREAS, Jane Rhodes, wife of Arthur Rhodes, Jr., a/k/a Arthur Rhodes, died on or about October 29, 1998.

NOW, THEREFORE, in consideration of the premises, the specific devise in the Last Will and Testament of Arthur Rhodes, Jr., a/k/a Arthur Rhodes, and fulfillment of the requirements and duties of the undersigned Co-Personal Representatives, and One Dollar & other good and valuable consideration, in hand paid to the undersigned grantor, by the grantee, the receipt whereof is hereby acknowledged, we, the undersigned, Cary Arthur Rhodes and Lee Ann Rhodes Jackson, as Co-Personal Representatives of the Estate of Arthur Rhodes, Jr., deceased, (herein referred to as grantor), do grant, bargain, sell and convey unto Cary Arthur Rhodes (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Two parcels of land situated in the SW 1/4 of the NW 1/4 and in the SE 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 13 East, being more particularly described as follows:

Parcel I:  
Begin at the SE corner of the SW 1/4 of the NW 1/4 of Section 2, Township 24 North Range 13 East; thence run Westerly along the south line thereof for 291.65 feet to an iron pipe; thence 85 degrees 48 minutes 43 seconds right run Northerly 374.43 feet; thence 94 degrees 03 minutes 33 seconds right run Easterly 324.64 feet; thence 85



degrees 57 minutes 38 seconds right run Southerly for 373.89 feet; thence 91 degrees 58 minutes 43 seconds right run Westerly 32.85 feet to the Point of Beginning.

According to the survey of Thomas E. Simmons, LS #12945, dated December 12, 1997.

Subject to restrictions, easements and rights of way of record.

Parcel II:

Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 13 East; thence run North along the east line thereof for 375.12 feet to the Point of Beginning; thence continue last described course for 285.43 feet to the westerly R/W of U.S. Highway #31; thence 157 degrees 23 minutes 04 seconds right run Southeasterly along said R/W for 382.0 feet; thence 107 degrees 28 minutes 32 seconds right run Westerly 113.54 feet; thence 94 degrees 51 minutes 25 seconds right run Northerly 75.18 feet; thence 85 degrees 57 minutes 38 seconds left run Westerly 33.52 feet to the Point of Beginning.

According to the survey of Thomas E. Simmons, LS #12945, dated December 12, 1997.

Subject to restrictions, easements and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, Cary Arthur Rhodes, his heirs and assigns forever.

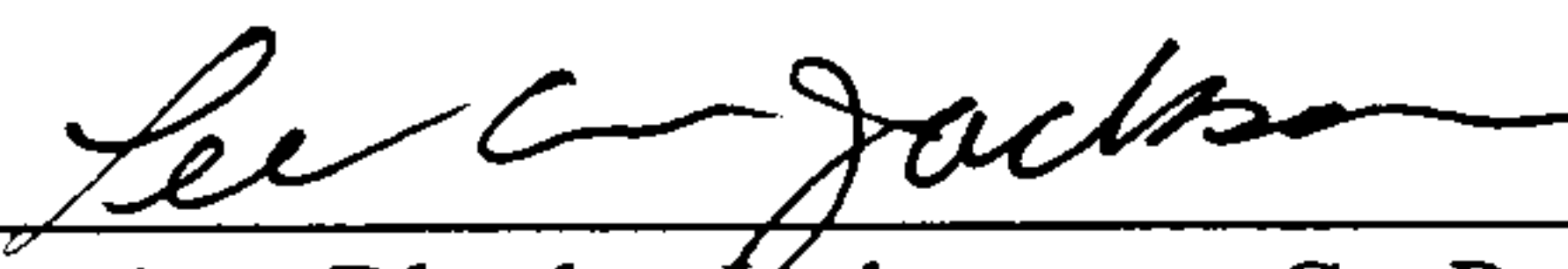
And we do, as Co-Personal Representatives of the Estate of Arthur Rhodes, Jr., deceased, covenant with the said grantee, his heirs and assigns, that as Co-Personal Representatives of said Estate, we have authority and right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, we have hereunto set my hands and seals this 14<sup>th</sup> day of May, 2014.

ESTATE OF ARTHUR RHODES, JR., deceased



Cary Arthur Rhodes, as Co-Personal Representative  
of the Estate of Arthur Rhodes, Jr., deceased

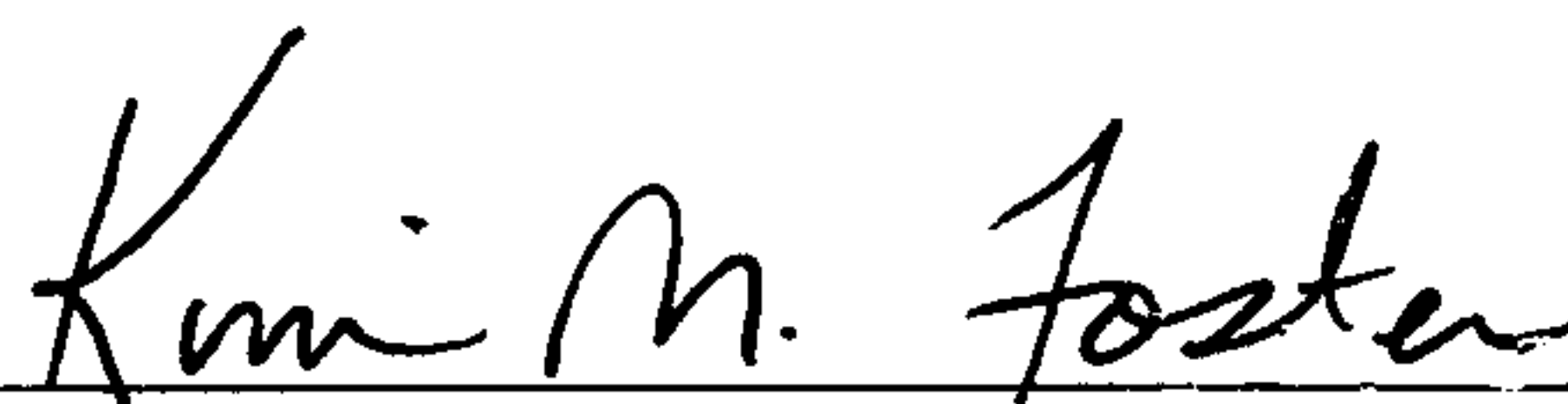


Lee Ann Rhodes Jackson, as Co-Personal  
Representative of the Estate of Arthur Rhodes, Jr.,  
deceased

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cary Arthur Rhodes and Lee Ann Rhodes Jackson, whose names as Co-Personal Representatives of the Estate of Arthur Rhodes, Jr., deceased, are signed to the foregoing conveyance, and are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, in their capacity as such Co-Personal Representatives, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of May, 2014.



Notary Public

My commission Expires: \_\_\_\_\_

# 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 Arthur Rhodes, Jr.  
Mailing Address: 5574 County Road 151  
Calera, Alabama 35040

Grantee's Name: Cary Arthur Rhodes  
Mailing Address: 37 Sontepe Road  
Calera, Alabama 35040

Property Address: 80 Sontepe Road  
Calera, Alabama 35040

Date of Sale: 05/14/2014  
Total Purchase Price: \$

or  
Actual Value: \$

or  
Assessor's Market Value: \$ 165,610

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 - Will

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: 05/14/2014

Sign: Cary Arthur Rhodes  
(Grantor/Grantee/Owner/Agent) circle one

Print: Cary Arthur Rhodes

Unattested

Kim M. Foster  
(Verified by)

Form RT-1



20140610000175820 3/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/10/2014 03:17:43 PM FILED/CERT