

TITLE HAS NOT BEEN EXAMINED

ADMINISTRATOR'S DEED


20140815000255400 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
08/15/2014 11:35:54 AM FILED/CERT

STATE OF ALABAMA)
 :SS.
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, Dolf Warren Seeds (the "Decedent") died on or about December 17, 2012, a resident of Shelby County, Alabama; and

WHEREAS, the Decedent was predeceased by his wife, Anne Chesley Loyd Seeds, on July 20, 2010; and

WHEREAS, the undersigned Peter C. Seeds was issued Letters of Administration with a Photocopy of the Will Annexed for the Estate of Dolf W. Seeds, Deceased, by the Probate Court of Shelby County, Alabama (Case No. PR-2013-000625) on September 17, 2013, and is now acting as such Administrator; and

WHEREAS, Peter C. Seeds is the only child of Dolf W. Seeds and Ann L. Seeds, is the residual legatee under Decedent's last will and testament, and is the only heir of the estate and of the Decedent.

WHEREAS, it is the desire of the Administrator to execute this deed for the purpose of perfecting and confirming that the Decedent's interest in the real property described hereinafter passed to Peter C. Seeds under his last will and testament and, to the extent relevant, under the laws of intestacy of the State of Alabama;

WHEREAS, the real property that is the subject of this conveyance is subject to the Mortgage from Dolf W. Seeds to Regions Bank dated 10/12/2012 and recorded on 10/30/2012 as Document # 20121030000417200, in the Records of the Probate Judge of Shelby County, Alabama, and it is the grantor's intent that this conveyance shall in no way impair said interest of Regions Bank in the subject property, including any and all right to foreclose on its interest in said property should it otherwise have the right and ability to do so;

NOW THEREFORE, in consideration of the premises set out herein, and the sum of Ten Dollars (\$10.00) in-hand paid to the undersigned, the receipt and sufficiency of which is hereby acknowledged, and for the purposes of perfecting and confirming title in Peter C. Seeds, Peter C. Seeds, as Administrator with a Photocopy of the Will Annexed of the Estate of Dolf W. Seeds, deceased, as **Grantor** does by these

presents remise, release, quitclaim and convey unto Peter C. Seeds, Grantee, the following described real property situated in Shelby County, Alabama:

Lot 1, Block 1, according to the survey of Meadowgreen as recorded in Map Book 6, Page 59, Shelby County, Alabama Records. Subject to restrictions; easements; rights of way; reservations; covenants; or oil, gas or mineral rights that may be of record, if any.

The foregoing is the same property as was conveyed to Dolf W. Seeds and Anne L. Seeds, husband and wife, for and during their joint lives and upon the death of either of them, then to the survivor of them, from Mark W. Barnett and Cathy Allen Barnett, husband and wife, by warranty deed dated 12/23/2002, and recorded on 01/03/2003, Document #20030103000004030, in the Records of the Probate Judge of Shelby County, Alabama.

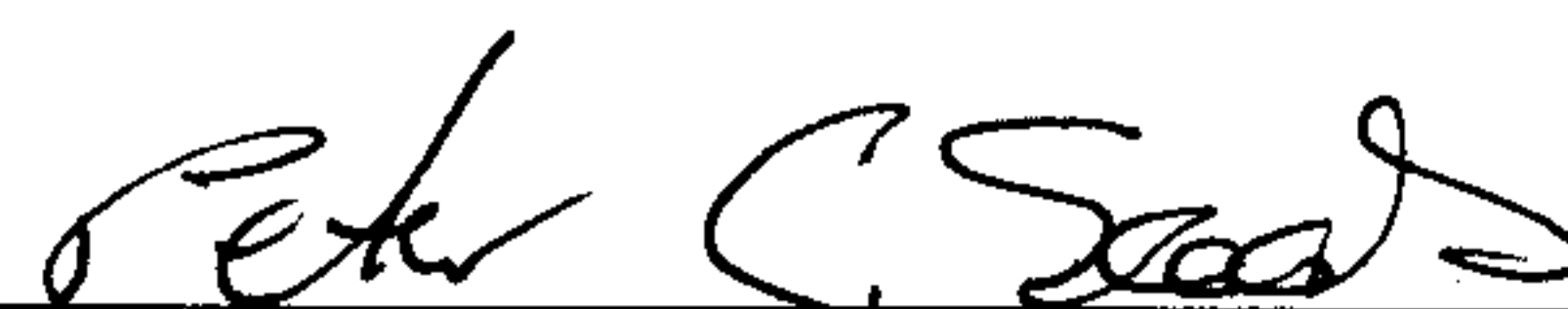
This conveyance is made subject to the terms of that Mortgage from Dolf W. Seeds to Regions Bank dated 10/12/2012 and recorded on 10/30/2012 as Document # 20121030000417200, in the Records of the Probate Judge of Shelby County, Alabama until such time as said mortgage shall be satisfied and released.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-way appearing of record and heretofore imposed upon the subject property.

TO HAVE AND TO HOLD the same unto Peter C. Seeds, his heirs and assigns, in fee simple, forever.

The undersigned executes this Administrator's deed solely in his capacity as Administrator with a Photocopy of the Will Annexed of the Estate of Dolf W. Seeds, deceased, and nothing herein shall be construed to impose any liability on him in his individual capacity.

IN WITNESS WHEREOF, the undersigned Peter C. Seeds executed this instrument, as Administrator with a Photocopy of the Will Annexed of the Estate of Dolf W. Seeds, deceased, on this 11th day of August, 2014.



Peter C. Seeds, Grantor

As Administrator with a Photocopy of the Will Annexed of the Estate of Dolf W. Seeds, Deceased

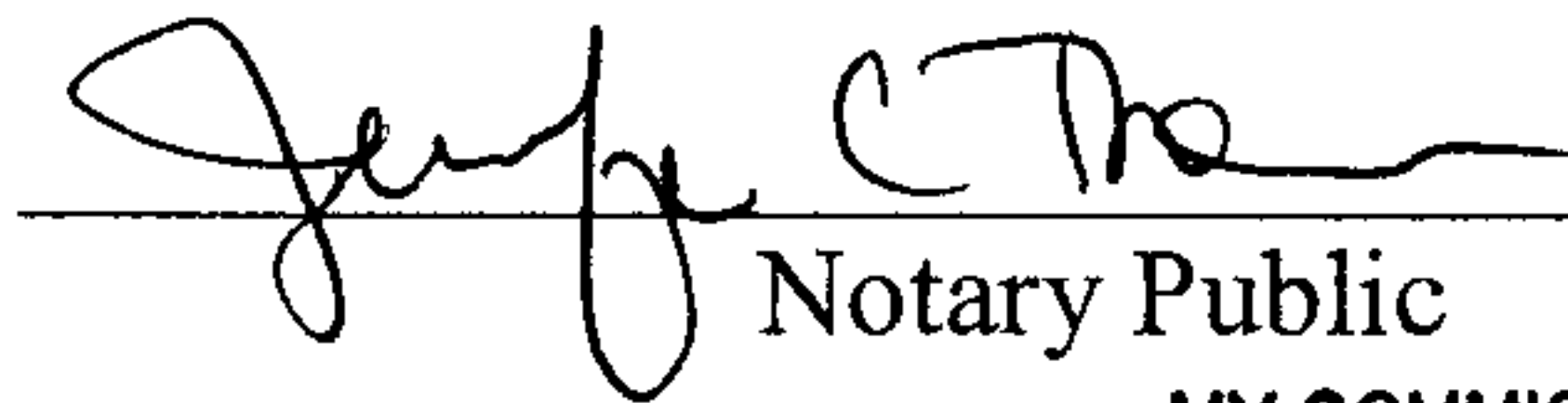


20140815000255400 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
08/15/2014 11:35:54 AM FILED/CERT

STATE OF ALABAMA)
 :SS.
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peter C. Seeds, whose name as Administrator with a Photocopy of the Will Annexed of the Estate of Dolf W. Seeds, deceased, is signed to the foregoing Administrator's Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, in his capacity as Administrator with a Photocopy of the Will Annexed of the Estate of Dolf W. Seeds, deceased, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 14 day of August, 2014.



Notary Public

MY COMMISSION EXPIRES:
June 30, 2018

[NOTARIAL SEAL]

My Commission expires _____

This instrument prepared by
Jeffrey D. Dyess
BRADLEY ARANT BOULT CUMMINGS LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203


20140815000255400 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
08/15/2014 11:35:54 AM 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>Peter C. Seeds, Administrator w/Copy of</u>	Grantee's Name	<u>Peter C. Seeds</u>
Mailing Address	<u>Will Annexed/Estate of Dolf W. Seeds, deceased</u>	Mailing Address	<u></u>
	<u>100 Meadowgreen Road</u>		<u>100 Meadowgreen Road</u>
	<u>Montevallo, AL 35115</u>		<u>Montevallo, AL 35115</u>
Property Address	<u>100 Meadowgreen Road</u>	Date of Sale	<u>August 11, 2014</u>
	<u>Montevallo, AL 35115</u>	Total Purchase Price	<u>\$ N/A (Administrator's Deed)</u>
	<u></u>	or	
	<u></u>	Actual Value	<u>\$</u>
	<u></u>	or	
		Assessor's Market Value	<u>\$ 114,500.00</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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☐ Other
☐ 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 August 15, 2014

Print Shirley B. Elliott

☐ Unattested

Sign Shirley B. Elliott
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20140815000255400 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
08/15/2014 11:35:54 AM FILED/CERT

Form RT-1