

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:  
MARGARET M. CASEY, ATTORNEY  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

SEND TAX NOTICE TO:  
Estate of William Kevin Burns

311 Ventana Drive  
Columbiana, AL 35051

**ADMINISTRATOR'S DEED**



20140917000291540 1/6 \$171.50  
Shelby Crty Judge of Probate, AL  
09/17/2014 12:58:25 PM FILED/CERT

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE DOLLAR (\$1.00) AND PURSUANT TO THE LAST WILL AND TESTAMENT OF JUDITH JOHNSON BURNS to the undersigned GRANTORS, SAMANTHA BURNS BAILEY & TAMMY BURNS PRICE, AS CO-PERSONAL REPRESENTATIVES AND ADMINISTRATORS OF THE ESTATE OF JUDITH JOHNSON BURNS, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, SAMANTHA BURNS BAILEY & TAMMY BURNS PRICE, FOR OURSELVES PERSONALLY, AS AN HEIRS OF THE ESTATE OF JUDITH JOHNSON BURNS, AND AS CO-ADMINISTRATORS OF THE ESTATE OF JUDITH JOHNSON BURNS, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **THE ESTATE OF WILLIAM KEVIN BURNS, (herein referred to as GRANTEE)**, the following described real estate situated in SHELBY COUNTY ALABAMA, to-wit:

4.4 acres located 5974 Old Highway 280, Westover, AL 35147, more particularly described as follows:

Tract #3-D, Carden Estate as set forth on that certain survey by Frank Wheeler dated January 25, 1974 as more particularly described thereon as follows:

Commence at the NE corner of the W ½ of the SE ¼ of the SW ¼, Sec. 20, T-19-S, R-1-E; thence run South along the East line of said ¼-¼ Section a distance of 990.00 feet to the point of beginning; thence continue in the same direction a distance of 255.30 feet to the North R/W line of U.S. Hwy. 280; thence turn an angle of 71 deg. 04 min. 03 sec. to the right, to the cord of R/W curve and run along said R/W curve, whose delta angle is 10 deg. 36 min. 58 sec. to the left, Cord distance is 382.58 feet to the P.C. of said R/W curve; thence continue in the same direction along said R/W line a distance of 184.18 feet; thence turn an angle of 110 deg. 17 min. 28 sec. to the right and run a distance of 468.91 feet; thence turn an angle of 95 deg. 14 min. 50 sec. to the right and run a distance of 562.26 feet to the point of beginning. Situated in the W ½ of the SE ¼ of the SW ¼, Sec. 20 and the NE ¼ of the NW ¼ of Sec. 29, T-19-s; R-1-E and containing 4.625 acres. Subject to a 20 foot easement for a roadway adjacent to and parallel with the West line of the above described tract.

TO HAVE AND TO HOLD the above described property unto the said GRANTEES, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 11<sup>th</sup> day of Sept., 2014.

Samantha Burns Bailey (L.S.)  
SAMANTHA BURNS BAILEY

Tammy Burns Price (L.S.)  
TAMMY BURNS PRICE

Shelby County, AL 09/17/2014  
State of Alabama  
Deed Tax: \$142.50

Samantha Burns Bailey (L.S.)

Samantha Burns Bailey, Co-Administrator of the Estate of Judith Johnson Burns

Tammy Burns Price (L.S.)

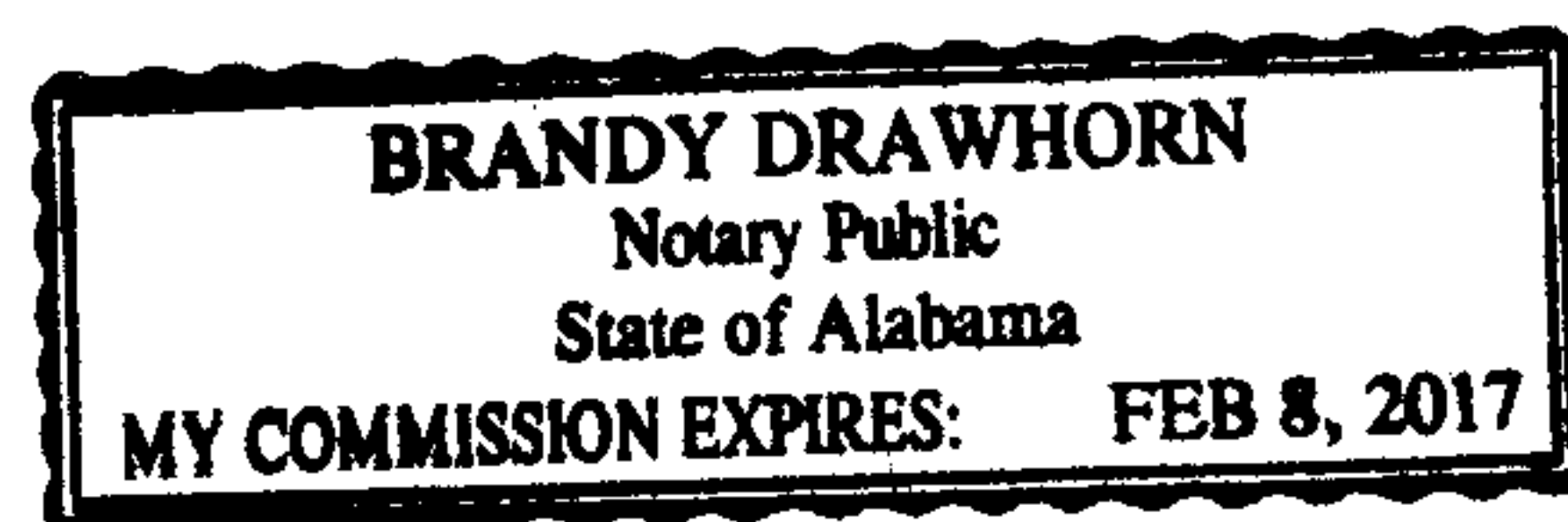
Tammy Burns Price, Co-Administrator of the Estate of Judith Johnson Burns

STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that SAMANTHA BURNS BAILEY & TAMMY BURNS PRICE, who are known to me and whose names are signed to the foregoing conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, they, executed the same voluntarily, on behalf of themselves, personally, on the day the same bears date.

Given under my hand and Official seal this 11th day of Sept., 2014.

Brandy Drawhorn  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

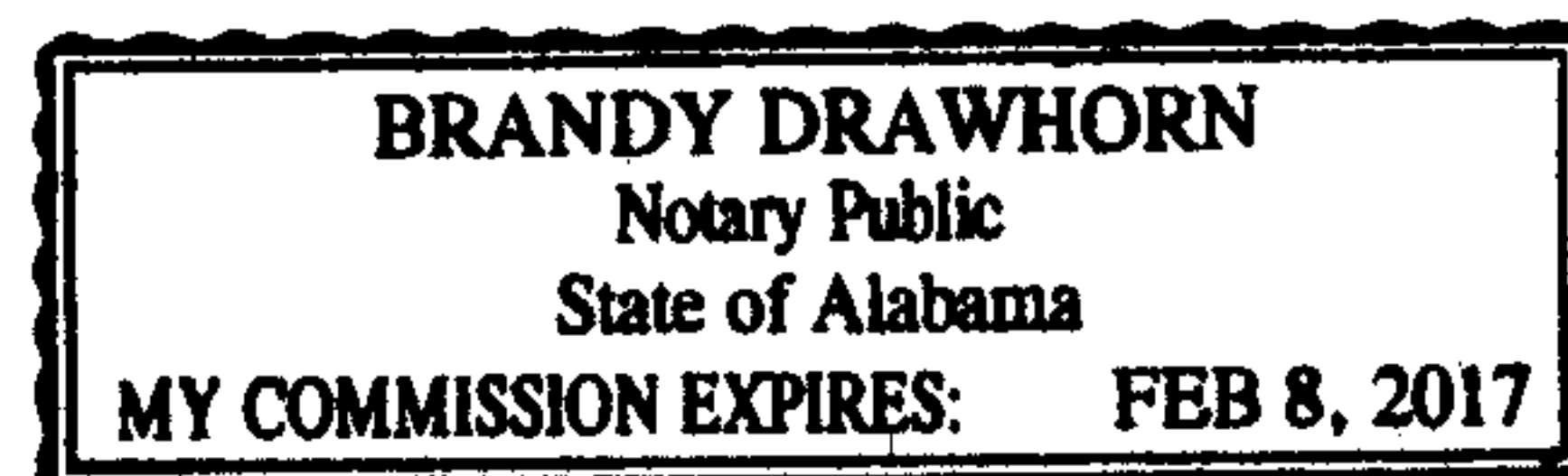


STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that SAMANTHA BURNS BAILEY & TAMMY BURNS PRICE, Co-Administrators of the Estate of Judith Johnson Burns, signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they, as such Co-Administrator of the Estate of Judith Johnson Burns and with full authority, executed the same voluntarily on the day the same bears date on behalf of the Estate of Judith Johnson Burns,

Given under my hand and Official seal this 11th day of Sept., 2014.

Brandy Drawhorn  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



20140917000291540 2/6 \$171.50  
Shelby Cnty Judge of Probate, AL  
09/17/2014 12:58:25 PM FILED/CERT

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF )

Judith Johnson Burns, deceased. )

) Case No. PR-2014-000079  
)

ORDER GRANTING SUCCESSOR LETTERS OF ADMINISTRATION  
WITH THE WILL ANNEXED

This 13<sup>th</sup> day of February, 2014, being the date set by this court for the hearing of the petition of **Samantha Burns Bailey and Tammy Burns Price** to have admitted to probate and record an instrument which purports to be the Last Will and Testament of **Judith Johnson Burns**, deceased, and notice having been issued and served as required by law upon the spouse and/or next of kin, or service of notice having been accepted by those who are over the age of nineteen years and of sound mind, and the Court having heard the evidence offered and the Court being satisfied from said evidence that the instrument, which purports to be the Last Will and Testament of the said decedent is the legal Will of the said decedent.

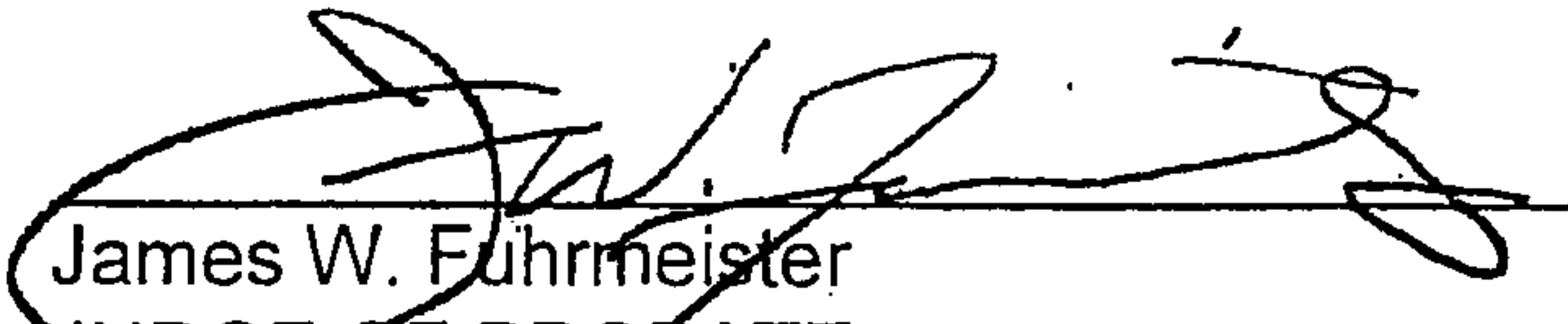
The named Personal Representative, **William Kevin Burns**, having deceased and no other alternate having been named as Successor Personal Representative, it is therefore Ordered by this court that the said instrument which purports to be the Will of the said decedent was duly and legally executed by **Judith Johnson Burns**, that the said instrument is the legal Will of the said decedent, that the Will is hereby admitted to probate and recorded in this Court and that pursuant to **Ala. Code, §43-2-21(1975)**, Letters of Administration with Will Annexed be granted to **Samantha Burns Bailey and Tammy Burns Price** as Co-Personal Representatives of said estate.

It is further ORDERED by this court that said Co-Personal Representatives shall have all the powers and duties provided in the Will and all the general powers, without limitation, authorized for transactions enumerated in **Ala. Code, §43-2-843 (1975, as amended)**. **The Co-Personal Representatives are prohibited from settling litigation without prior order of this Court.**

It is further ORDERED that the said Co-Personal Representatives proceed without delay to collect and take possession or control of the personal property and evidences of debt of the said decedent, except the personal property exempted under **Ala. Code, §43-8-111 (1975, as amended)**, in favor of the surviving spouse, and make due return, under oath, to this Court, of a **full and complete inventory thereof within two (2) months**. The said Will of the decedent shall be recorded in the probate records of Shelby County, Alabama as provided by law.

DONE and ORDERED on this the 13<sup>th</sup> day of February 2014.

  
20140917000291540 3/6 \$171.50  
Shelby Cnty Judge of Probate, AL  
09/17/2014 12:58:25 PM FILED/CERT

  
James W. Fuhrmeister  
JUDGE OF PROBATE

ENTERED AND FILED

cc: Margaret M Casey, Esq.

FEB 13 2014

KIMBERLY MELTON CLERK  
PROBATE COURT  
SHELBY COUNTY ALABAMA

LETTERS OF ADMINISTRATION  
WITH THE WILL ANNEXED

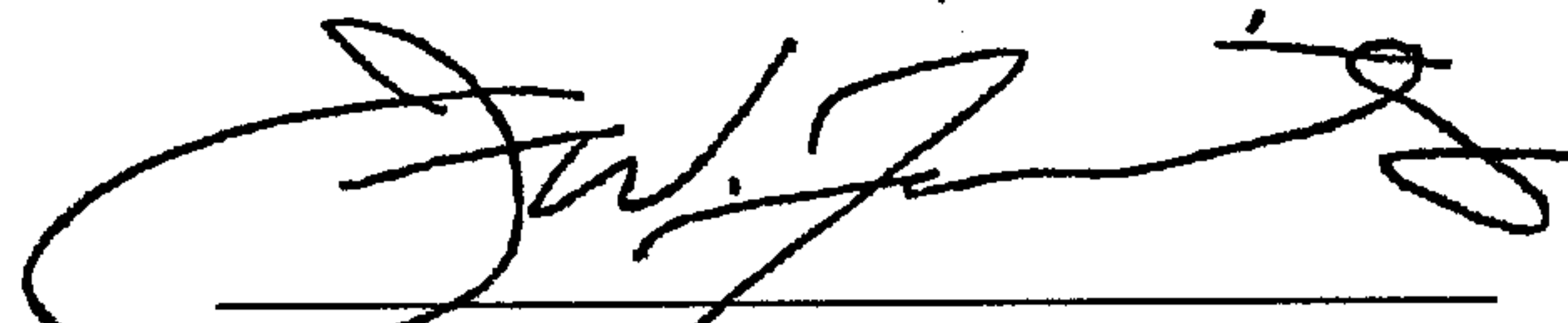
THE STATE OF ALABAMA  
COURT OF PROBATE

SHELBY COUNTY  
CASE # PR-2014-000079

Letters of Administration with the Will Annexed on the estate of **Judith Johnson Burns** are hereby granted to **Samantha Burns Bailey and Tammy Burns Price** who have duly qualified and given bond in the amount of \$220,000.00 as such co-personal representatives, and are authorized to administer such estate. Subject to the priorities stated in **Ala. Code, §43-8-76 (1975, as amended)**, the said co-personal representatives, acting prudently for the benefit of interested persons, have all the powers authorized in transactions under **Ala. Code, §43-2-843 (1975, as amended)** and subject to the following restrictions: **The Co-Personal Representatives are prohibited from settling litigation without prior order of this Court.**

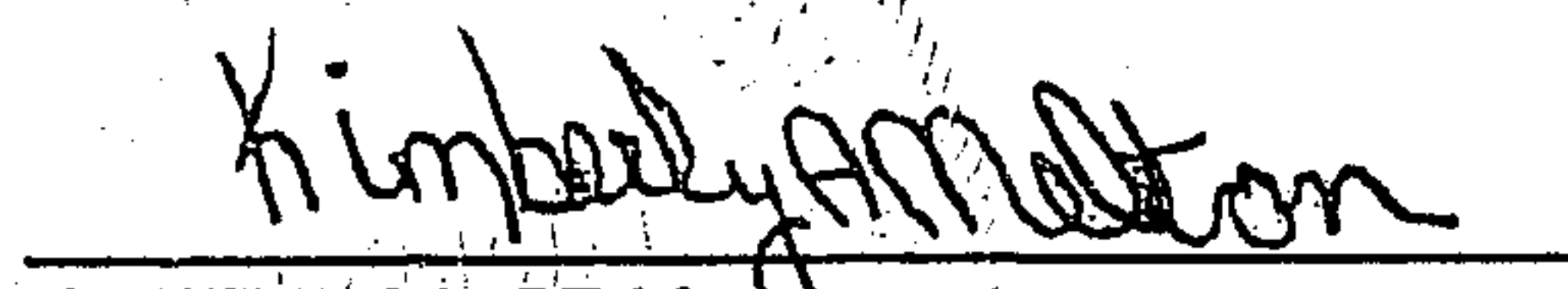
WITNESS my hand and dated this 13<sup>th</sup> day of February, 2014.

  
20140917000291540 4/6 \$171.50  
Shelby Cnty Judge of Probate, AL  
09/17/2014 12:58:25 PM FILED/CERT

  
James W. Fuhrmeister  
Judge of Probate

I, KIMBERLY A. MELTON, Chief Clerk of the Court of Probate of Shelby County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the Letters of Administration with the Will Annexed issued in the above styled cause as appears of record in said court. I further certify that said Letters are still in full force and effect.

WITNESS my hand and dated this 13<sup>th</sup> day of February, 2014.

  
CHIEF CLERK

# 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 Judith Burns  
Mailing Address 311 Ventura Drive  
Columbiana, AL 35051

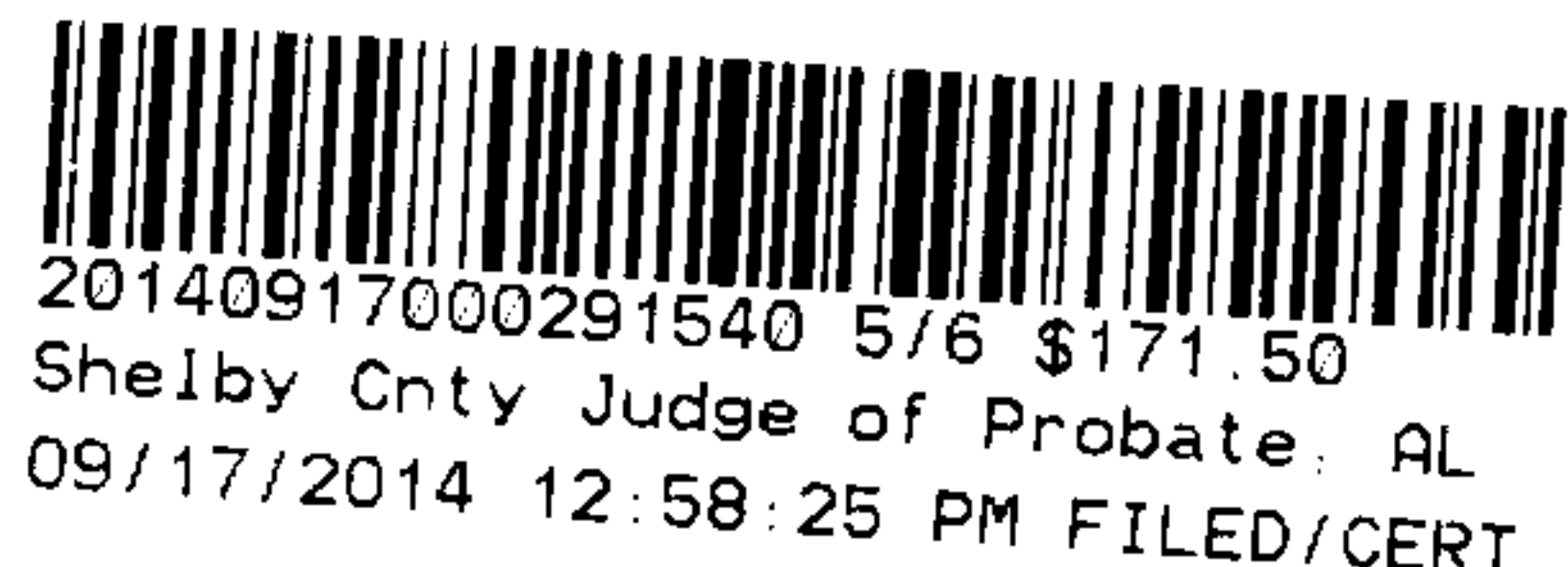
Grantee's Name ESTATE of William Kevin Burns  
Mailing Address 311 Ventura Drive

Property Address 5974 Old Hwy 280  
Westover, AL  
35147

Date of Sale 9/11/14  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 142,260



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 Assessor's Value

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 9/15/14 Margaret M. Casey Print MARGARET M. Casey  
Unattested Attorney for Sign Margaret Casey  
(verified by) (Grantor/Grantee/Owner/Agent) circle one  
Estate Administrators

PARCEL #:

08 4 20 0 001 011.000

OWNER:

BURNS WILLIAM K & JUDITH J

ADDRESS:

PO BOX 211 WESTOVER AL 35185

Land: 66,000

Acres: 4.400

Baths: 1.5

H/C Sqft: 1,716

Imp: 76,260

Total: 142,260

Sales Info:

\$0

<< Prev   Next >>   [ 43 / 77 Records ]

Tax Year : 2014

| SUMMARY          |              |                   |        | LAND                | BUILDINGS | SALES   | PHOTOGRAPHS | MAPS      |
|------------------|--------------|-------------------|--------|---------------------|-----------|---------|-------------|-----------|
| SUMMARY          |              |                   |        |                     |           |         |             |           |
| ASSESSMENT       |              |                   | VALUE  |                     |           |         |             |           |
| PROPERTY CLASS:  | 3            | OVER 65 CODE:     | X      | LAND VALUE 10%      |           |         |             | \$66,000  |
| EXEMPT CODE:     | 30           | DISABILITY CODE:  |        | LAND VALUE 20%      |           |         |             | \$0       |
| MUN CODE:        | 18 WESTOVER  | HS YEAR:          | 0      | CURRENT USE VALUE   |           |         |             | \$0       |
| SCHOOL DIST:     | 2            | EXM OVERRIDE AMT: | \$0.00 | <u>CLASS 2</u>      |           |         |             |           |
| OVR ASD VALUE:   | \$0.00       |                   |        |                     |           |         |             |           |
| CLASS USE:       |              |                   |        | <u>CLASS 3</u>      |           |         |             |           |
| FOREST ACRES:    | 0            | TAX SALE:         |        | CARPORT WOOD F      |           | 25WDWFA |             | \$3,400   |
| PREV YEAR VALUE: | \$142,260.00 | BOE VALUE:        | 0      | GARAGE WD. FR.      |           | 24WFSMN |             | \$4,260   |
|                  |              |                   |        | BLDG 1 Card 1       |           | 111     |             | \$68,600  |
|                  |              |                   |        | TOTAL MARKET VALUE: |           |         |             | \$142,260 |

| TAX INFO                 |       |         |             |          |                     |               |           |
|--------------------------|-------|---------|-------------|----------|---------------------|---------------|-----------|
|                          | CLASS | MUNCODE | ASSD. VALUE | TAX      | EXEMPTION           | TAX EXEMPTION | TOTAL TAX |
| STATE                    | 3     | 18      | \$14,240    | \$92.56  | \$14,240            | \$92.56       | \$0.00    |
| COUNTY                   | 3     | 18      | \$14,240    | \$106.80 | \$14,240            | \$106.80      | \$0.00    |
| SCHOOL                   | 3     | 18      | \$14,240    | \$227.84 | \$14,240            | \$227.84      | \$0.00    |
| DIST SCHOOL              | 3     | 18      | \$14,240    | \$199.36 | \$14,240            | \$199.36      | \$0.00    |
| CITY                     | 3     | 18      | \$14,240    | \$0.00   | \$14,240            | \$0.00        | \$0.00    |
| FOREST                   | 3     | 18      | \$0         | \$0.00   | \$0                 | \$0.00        | \$0.00    |
| ASSD. VALUE: \$14,240.00 |       |         | \$626.56    |          | GRAND TOTAL: \$0.00 |               |           |

| DEEDS                                                                                                                                                                   |      | PAYMENT INFO |          |         |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------|----------|---------|--------|
| INSTRUMENT NUMBER                                                                                                                                                       | DATE | PAY DATE     | TAX YEAR | PAID BY | AMOUNT |
| <br>20140917000291540 6/6 \$171.50<br>Shelby Cnty Judge of Probate, AL<br>FILED/CERT |      |              | 2014     |         | \$0.00 |
|                                                                                                                                                                         |      |              | 2013     |         | \$0.00 |
|                                                                                                                                                                         |      |              | 2012     |         | \$0.00 |
|                                                                                                                                                                         |      |              | 2011     |         | \$0.00 |
|                                                                                                                                                                         |      |              | 2010     |         | \$0.00 |
|                                                                                                                                                                         |      |              | 2009     |         | \$0.00 |
|                                                                                                                                                                         |      |              | 2008     |         | \$0.00 |
|                                                                                                                                                                         |      |              | 2007     |         | \$0.00 |
|                                                                                                                                                                         |      |              | 2006     |         | \$0.00 |
|                                                                                                                                                                         |      |              | 2005     |         | \$0.00 |
|                                                                                                                                                                         |      |              | 2004     |         | \$0.00 |

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