

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 Vanduse Drive
Columbiana, AL 35051

ADMINISTRATOR'S DEED

STATE OF ALABAMA}
SHELBY COUNTY}


20140917000291550 1/6 \$170.00
Shelby Cnty Judge of Probate: AL
09/17/2014 12:58:26 PM FILED/CERT

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 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:

.78 acres, more or less located at 11544 Hwy 280, Westover, AL 35147, more particularly described as follows:

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 28, Township 19 South, Range 1 East, thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1060.64 feet, to the North right-of-way of U.S. Highway No. 280; thence turn an angle of 96 deg. 04 min. 53 sec. to the left and run along said Highway R/W a distance of 489.81 feet, to the point of beginning; thence continue along said Highway R/W a distance of 10.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 150.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 150.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 10.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 150.00 feet, to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

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, I/we have hereunto set my hand and seal, this 11th 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: \$141.00

Samantha Burns Bailey (L.S.)
Samantha Burns Bailey, Co-Administrator of the Estate of Judith Johnson Burns

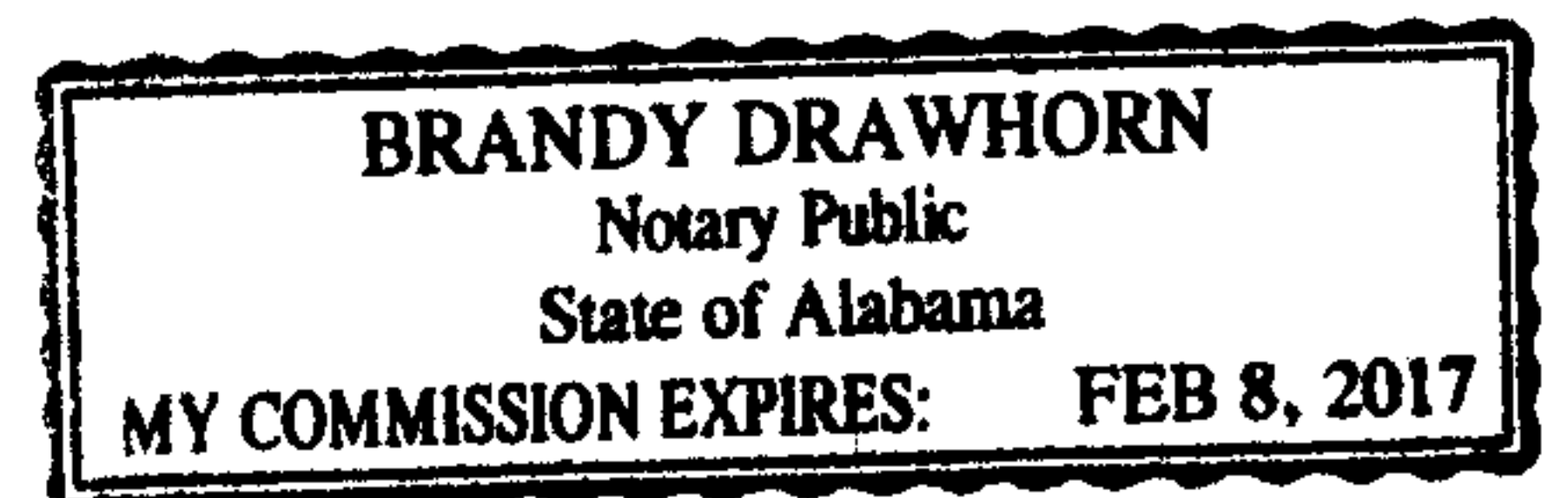
Tammy Burns Price (L.S.)
Tammy Burns Price, Co-Administrator of the Estate of Judith Johnson Burns

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 is known to me and whose name is signed to the foregoing conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, he, executed the same voluntarily, on behalf of himself, 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: _____



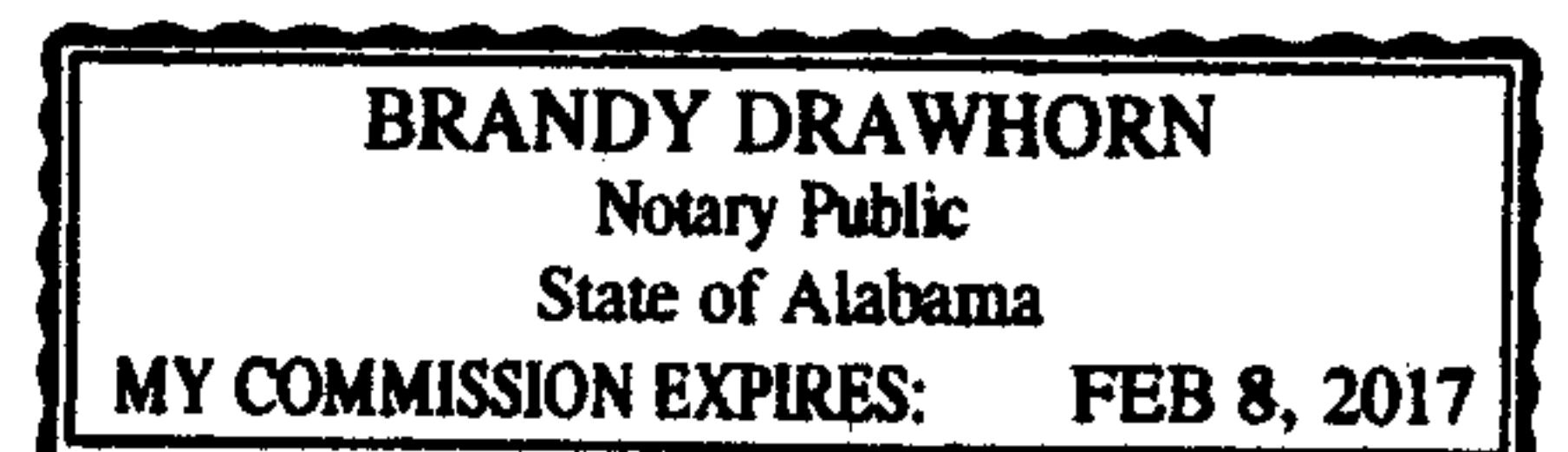
STATE OF ALABAMA)
SHELBY COUNTY)

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.


20140917000291550 2/6 \$170.00
Shelby Cnty Judge of Probate, AL
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Brandy Drawhorn
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



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 13th 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 13th day of February, 2014.


20140917000291550 3/6 \$170.00
Shelby Cnty Judge of Probate, AL
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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 13th day of February, 2014.


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 13th day of February, 2014.


20140917000291550 4/6 \$170.00
Shelby Cnty Judge of Probate, AL
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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 J. BURNS Grantee's Name ESTATE OF WILLIAM KEVIN BURN
Mailing Address 311 Ventana Drive Mailing Address 311 Ventana Drive
Columbiana, AL Columbiana, AL
35051 35051

Property Address 11544 Hwy 280 Date of Sale 9/11/14
Westover, AL Total Purchase Price \$
35147 or
Actual Value \$
or
Assessor's Market Value \$ 140,720



20140917000291550 5/6 \$170.00
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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 Assessed Value
☐ 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 9/15/14 Print MARGARET M. CASEY
Unattested Margaret Casey Sign Margaret Casey
(verified by) (Grantor/Grantee/Owner/Agent) circle one
Administrators Form RT-1

PARCEL #:

08 8 28 0 001 024.003

OWNER:

BURNS WILLIAM KENNETH & JUDITH ANNE

ADDRESS:

PO BOX 211 WESTOVER AL 35185

Land: 99,320

Acres: 0.760

Baths: 1.0

Imp: 41,400

Sales Info: \$0

H/C Sqft: 672

Total: 140,720


<< Prev Next >> [15 / 77 Records]

Tax Year : 2014

SUMMARY				LAND	BUILDINGS	SALES	PHOTOGRAPHS	MAPS
SUMMARY								
ASSESSMENT				VALUE				
PROPERTY CLASS:	2	OVER 65 CODE:		LAND VALUE 10%				\$0
EXEMPT CODE:	00	DISABILITY CODE:		LAND VALUE 20%				\$99,320
MUN CODE:	18 WESTOVER	HS YEAR:	0	CURRENT USE VALUE				\$0
SCHOOL DIST:	2	EXM OVERRIDE AMT:	\$0.00	CLASS 2				
OVR ASD VALUE:	\$0.00			BLDG 1 Card 1		600		\$41,400
CLASS USE:				CLASS 3				
FOREST ACRES:	0	TAX SALE:						
PREV YEAR VALUE:	\$140,720.00	BOE VALUE:	0	TOTAL MARKET VALUE:				\$140,720

TAX INFO		CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE		2	18	\$28,160	\$183.04	\$0	\$0.00	\$183.04
COUNTY		2	18	\$28,160	\$211.20	\$0	\$0.00	\$211.20
SCHOOL		2	18	\$28,160	\$450.56	\$0	\$0.00	\$450.56
DIST SCHOOL		2	18	\$28,160	\$394.24	\$0	\$0.00	\$394.24
CITY		2	18	\$28,160	\$0.00	\$0	\$0.00	\$0.00
FOREST		2	18	\$0	\$0.00	\$0	\$0.00	\$0.00
ASSD. VALUE: \$28,160.00				\$1,239.04		GRAND TOTAL: \$1,239.04		

DEEDS INSTRUMENT NUMBER	PAYMENT INFO				AMOUNT
	DATE	PAY DATE	TAX YEAR	PAID BY	
			2014		\$0.00
	12/23/2013		2013	KEVIN BURNS	\$1,239.04
	12/19/2012		2012	BURNS JUDITH	\$1,239.04
	1/4/2012		2011	BURNS WILLIAM KENNETH & JUDITH ANNE	\$1,242.56
	12/30/2010		2010	BURNS JUDITH	\$1,250.48
	1/5/2010		2009	JUDITH BURNS	\$1,254.00
	1/2/2009		2008	JUDITH BURNS	\$1,254.00
	1/4/2008		2007	JUDITH J BURNS	\$978.56
	1/5/2007		2006	JUDITH J BURNS	\$946.00
	1/5/2006		2005	JUDITH J BURNS	\$937.20
	1/7/2005		2004	JUDITH J BURNS	\$936.32


20140917000291550 6/6 \$170.00
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