

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:
Samantha Burns Bailey and Tammy Burns Price

311 Ventura Drive
Columbiana, AL 35251

ADMINISTRATOR'S DEED



20140917000291560 1/5 \$168.50
Shelby Cnty Judge of Probate, AL
09/17/2014 12:58:27 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 ADMINISTRATION OF THE ESTATE OF WILLIAM KEVIN BURNS to the undersigned, We the GRANTORS, SAMANTHA BURNS BAILEY & TAMMY BURNS PRICE, AS CO-PERSONAL REPRESENTATIVES AND ADMINISTRATORS OF THE ESTATE OF WILLIAM KEVIN 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 WILLIAM KEVIN BURNS, AND AS CO-ADMINISTRATORS OF THE ESTATE OF WILLIAM KEVIN BURNS, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **SAMANTHA BURNS BAILEY AND TAMMY BURNS PRICE as joint tenants in common, (herein referred to as GRANTEES)**, 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, I/we have hereunto set my hand and seal, this 17th 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 William Kevin Burns

Tammy Burns Price (L.S.)

Tammy Burns Price, Co-Administrator of the Estate of William Kevin Burns

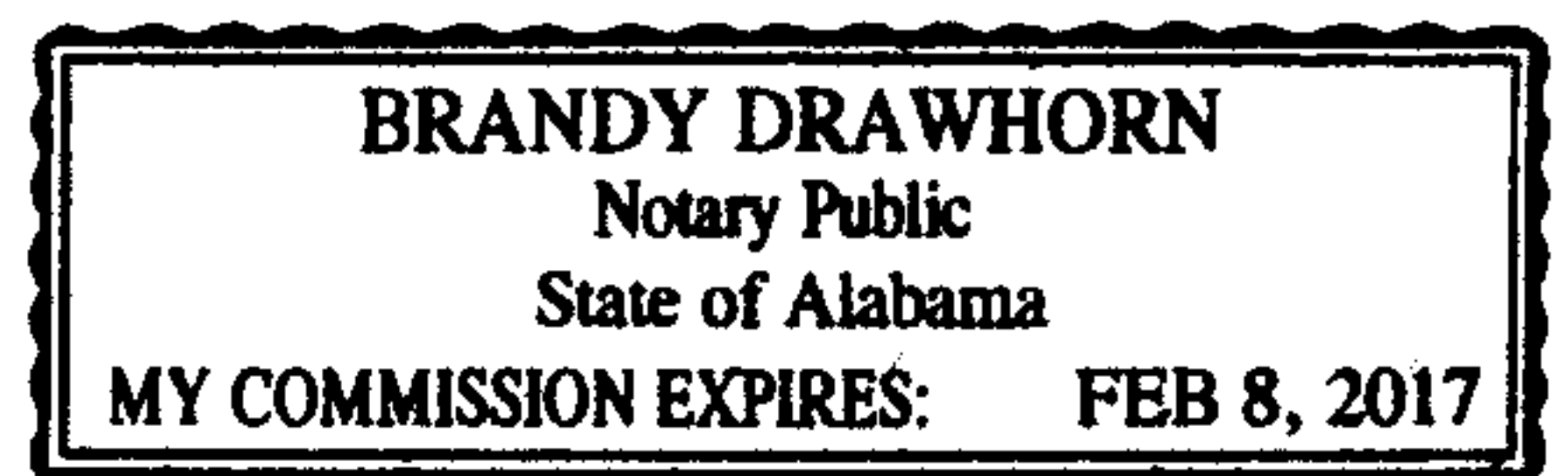
STATE OF ALABAMA)
SHELBY COUNTY)

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 17th day of Sept., 2014.

Brandy Drawhorn
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



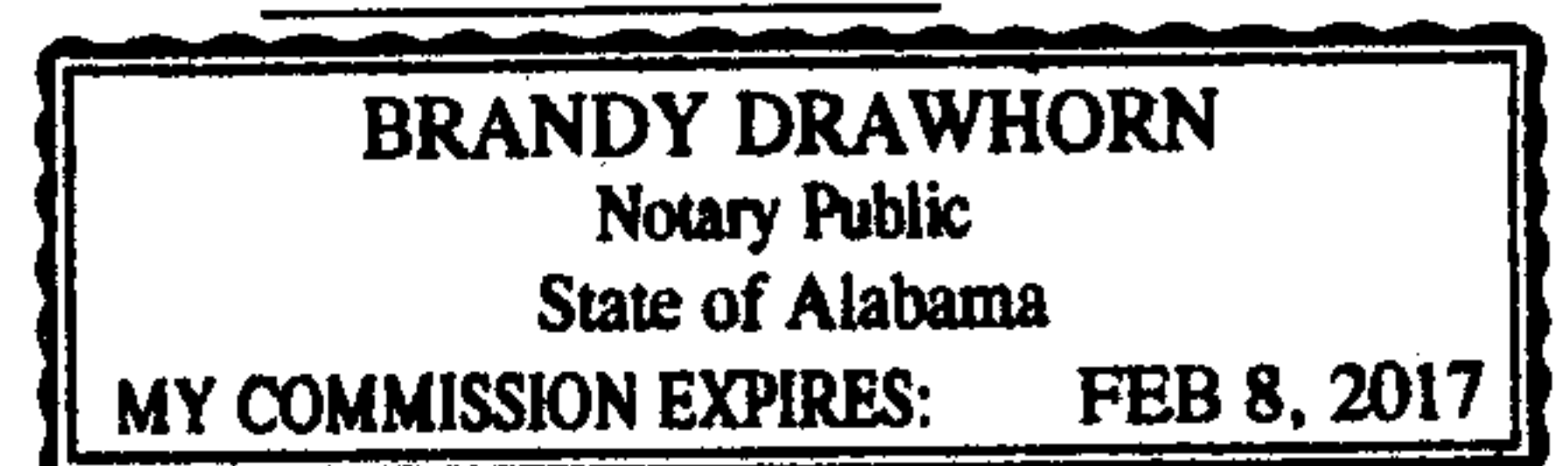
STATE OF ALABAMA)
SHELBY COUNTY)

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 William Kevin 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 William Kevin Burns,

Given under my hand and Official seal this 17th day of Sept., 2014.

Brandy Drawhorn
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



20140917000291560 2/5 \$168.50
Shelby Cnty Judge of Probate, AL
09/17/2014 12:58:27 PM FILED/CERT

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF)

WILLIAM KEVIN BURNS,
deceased.

Case No. PR-2014-000080

ORDER GRANTING LETTERS OF ADMINISTRATION

Now, on this 13th day of February, 2014 comes **SAMANTHA BURNS BAILEY and TAMMY BURNS PRICE** and presents to the court a petition in writing, under oath, praying that Letters of Administration for the estate of **WILLIAM KEVIN BURNS**, deceased, be issued to **them** which petition is examined by this court and ordered to be filed and recorded and it appearing to the court from the allegations contained in said petition, and from other good and sufficient evidence, that the said **WILLIAM KEVIN BURNS** departed this life in **Shelby County, Alabama** on or about the **31st** day of **December, 2013** being at the time of death an inhabitant of **Shelby County, Alabama**; that **WILLIAM KEVIN BURNS** died leaving assets in said **Shelby County, Alabama**, which assets, including real and personal property, are estimated to have a value of approximately **\$500,000.00** (**\$300,000.00** real property and **\$200,000.00** personal property) and leaving no will, testament or other writing, relating to the disposal or distribution of **his** estate, and that the death of the said decedent was more than five days before this day.

And it further appearing to the satisfaction of the court that the said petitioners **SAMANTHA BURNS BAILEY and TAMMY BURNS PRICE**, are over nineteen years of age and are inhabitants of this state and are suitable persons, under the law and in the estimation of this court, to serve as co-personal representatives and no other person having appeared to oppose the granting of Letters of Administration to the said **SAMANTHA BURNS BAILEY and TAMMY BURNS PRICE** who have filed in this court a bond in the sum of **\$220,000.00** meeting the terms and requirements of bonds prescribed in *Ala. Code, §43-2-852(1975, as amended)*. It is further ORDERED that the said petition be recorded.


Further, petitioners present to the court for approval a bond complying with the terms and requirements required by *Ala. Code, §43-2-852 (1975, as amended)*; with good and sufficient surety thereon; and this court being now sufficiently advised concerning said bond and said security, it is ORDERED and ADJUDGED by this court that the said bond be accepted, approved, and recorded.

It is therefore further ORDERED, ADJUDGED and DECREED by this court, that the petition for the appointment of **SAMANTHA BURNS BAILEY and TAMMY BURNS PRICE** as co-personal representatives is hereby granted and that Letters of Administration on the estate of said deceased be granted to **SAMANTHA BURNS BAILEY and TAMMY BURNS PRICE** as co-personal representatives and that **they** be and are hereby authorized to administer said estate.

It is further ordered by this court that said co-personal representatives shall have all the powers, without limitation, and duties to act in transactions as authorized by *Ala. Code, §43-2-843 (1975, as amended)* subject to the following restrictions: **The Co-Personal Representatives are prohibited from settling litigation without prior order of this Court.**

It is further ordered by this court that any limitations or additional powers be prominently endorsed upon the face of the Letters of Administration when issued. It is further ordered that the said co-personal representatives proceed without delay to collect and take into possession or control the goods and chattels, money, books, papers and evidences of the said deceased's property interests, except the personal property exempted from administration under *Ala. Code, §43-8-111 (1975, as amended)* and make due return, under oath, to this court, **a full and complete inventory thereof within two (2) months.**

DONE and ORDERED on this the 13th day of February, 2014.


20140917000291560 3/5 \$168.50
Shelby Cnty Judge of Probate, AL
09/17/2014 12:58:27 PM FILED/CERT

cc: Margaret C. Casey, Esq.


JAMES W. FUHRMEISTER
Judge of Probate

ENTERED AND FILED

FEB 13 2014

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 William Kevin Burns Grantee's Name SAMANTHA BURNS Bailey &
Mailing Address 311 Ventura Drive Mailing Address TAMMY BURNS Price
COLUMBIANA, AL 35051 311 Ventura Drive
COLUMBIANA, AL 35051

Property Address 5974 Old Hwy 280 Date of Sale 9/17/14
Westover, AL Total Purchase Price \$
35147 or
Actual Value \$
or
Assessor's Market Value \$ 142,260



20140917000291560 4/5 \$168.50
Shelby Cnty Judge of Probate, AL
09/17/2014 12:58:27 PM FILED/CERT

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 Assessed 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 9/17/14 Print MARGARET M. Casey
Unattested Margaret Casey Sign Margaret Casey
(verified by) (Grantor/Grantee/Owner/Agent) circle one
Attorney for Estate
Administrators

Form RT-1

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
Imp: 76,260
H/C Sqft: 1,716
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
EXEMPT CODE:	30	DISABILITY CODE:	
MUN CODE:	18 WESTOVER	HS YEAR:	0
SCHOOL DIST:	2	EXM OVERRIDE AMT:	\$0.00
OVR ASD VALUE:	\$0.00		
		CLASS 2	
		CLASS 3	
CLASS USE:		CARPORT WOOD F	25WDWFA
FOREST ACRES:	0	GARAGE WD. FR.	24WFSMN
PREV YEAR VALUE:	\$142,260.00	BLDG 1 Card 1	111
		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

INSTRUMENT NUMBER

PAYMENT INFO

DATE	PAY DATE	TAX YEAR	PAID BY	AMOUNT
		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

20140917000291560 5/5 \$168.50
 Shelby Cnty Judge of Probate: AL
 09/17/2014 12:58:27 PM FILED/CERT