

Send Tax Notice to:
Martha Pair Cox
8500 Highway 51
Westover, AL 35147

TITLE NOT EXAMINED
This instrument prepared by:
F.A. Branscomb Beavers, Esq.
BEAVERS LAW FIRM, INC.
Mountain Brook Center
2700 Highway 280 East, Ste. 160
Birmingham, AL 35223


PERSONAL REPRESENTATIVE DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of one hundred dollars (\$100.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged and paid to the undersigned, **Martha Pair Cox, as Personal Representative of The Estate of Willie Mable Walton, deceased, Shelby County, Alabama Probate Case No. 2011-000532**, ("Grantor"), by **Martha Pair Cox and Roderick R. Pair, the beneficiaries of said estate**, (collectively referred to herein as "Grantees"), Grantor does hereby grant, bargain, sell, and convey an undivided one half interest unto Grantee, Martha Pair Cox, and an undivided one half interest unto Grantee, Roderick R. Pair, as tenants in common, subject to the matters hereinafter set forth, all of Grantor's interest in the real estate situated in Shelby County, Alabama, which is more particularly described as follows, to-wit:

That certain tract of land described as follows: Beginning at a point on the Sterrett Public Road 300 feet South of the Northwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 22, Range 1 East; run thence East 470 feet; run thence South 400 feet to the Northeast corner of property conveyed on the 9th day of August, 1960 by David H. Landers to Mamie L. Wiseman; run thence West along the North boundary line of the tract conveyed to said Mamie L. Wiseman a distance of 470 feet to the said Sterrett Public Road; run thence North along the East side of said Sterrett Public Road a distance of 400 feet to the point of beginning, together with all improvements thereon, as described in the deed recorded in Book 210 Page 677 in the Office of the Judge of Probate of Shelby County, Alabama dated August 9, 1960. Said deed contained an incorrect Township of the legal description. This deed is given to correct the legal description to read Township 19 South as indicated in the legal description described herein below.

Being one and the same as the real estate described as Parcel 1 and Parcel 2 pursuant to the survey prepared by Rodney Y. Shiflett, Al. Reg. #21784, dated March 11, 2013, which said Parcel 1 and Parcel 2 of said survey are more particularly described therein as follows:


20140922000297250 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/22/2014 03:52:32 PM FILED/CERT

PARCEL 1

Commence at the SW Corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence N00°00'00"E, a distance of 210.00'; thence S89°23'00"E, a distance of 55.80'; thence N00°13'17"W, a distance of 416.58' to the POINT OF BEGINNING; thence N00°14'43"W, a distance of 199.85'; thence S89°22'46"E, a distance of 416.78'; thence S00°02'45"W, a distance of 200.21'; thence N89°19'40"W, a distance of 415.77' to the POINT OF BEGINNING.

Said Parcel containing 1.91 acres, more or less.

PARCEL 2

Commence at the SW Corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence N00°00'00"E, a distance of 210.00'; thence S89°23'00"E, a distance of 55.80'; thence N00°13'17"W, a distance of 416.58'; thence N00°14'43"W, a distance of 199.85' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 199.84'; thence S89°25'58"E, a distance of 417.80'; thence S00°02'45"W, a distance of 200.22'; thence N89°22'46"W, a distance of 416.78' to the POINT OF BEGINNING.

Said Parcel containing 1.91 acres, more or less.

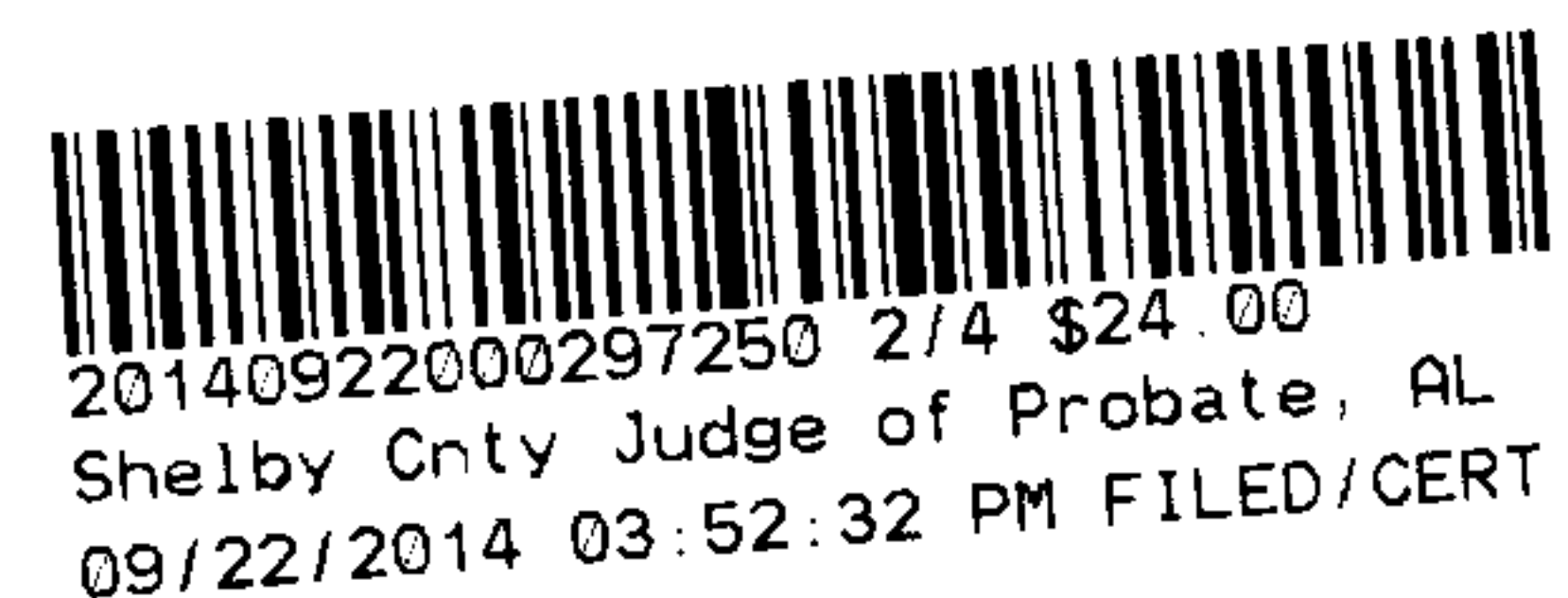
TO HAVE AND TO HOLD the Property unto Grantees, as tenants in common, each with an undivided one half interest, Grantees' heirs and assigns forever, subject to the following:

1. Ad valorem taxes, not yet due and payable
2. All mineral and mining rights not owned by Grantor
3. All easements, rights-of-way, restrictions, covenants, and conditions of record
4. Matters which would be disclosed by an accurate survey or inspection of the Property

The preparer of this instrument makes no representation as to the status of the title conveyed herein.

THE UNDERSIGNED EXECUTES THIS CONVEYANCE SOLELY IN THE REPRESENTATIVE CAPACITY SET FORTH HEREIN AND HEREBY EXPRESSLY LIMITS HER LIABILITY HEREUNDER TO THE ASSETS WHICH SHE MAY NOW OR HEREAFTER HOLD IN HER CAPACITY AS PERSONAL REPRESENTATIVE, AS AFORESAID.

Grantor attests, to the best of Grantor's knowledge and belief, that the information contained in this Deed is true and accurate. Grantor further understands that any false statements claimed on this Deed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).



IN WITNESS WHEREOF, Grantor has set Grantor's hand and seal on the 22nd day of September, 2014.



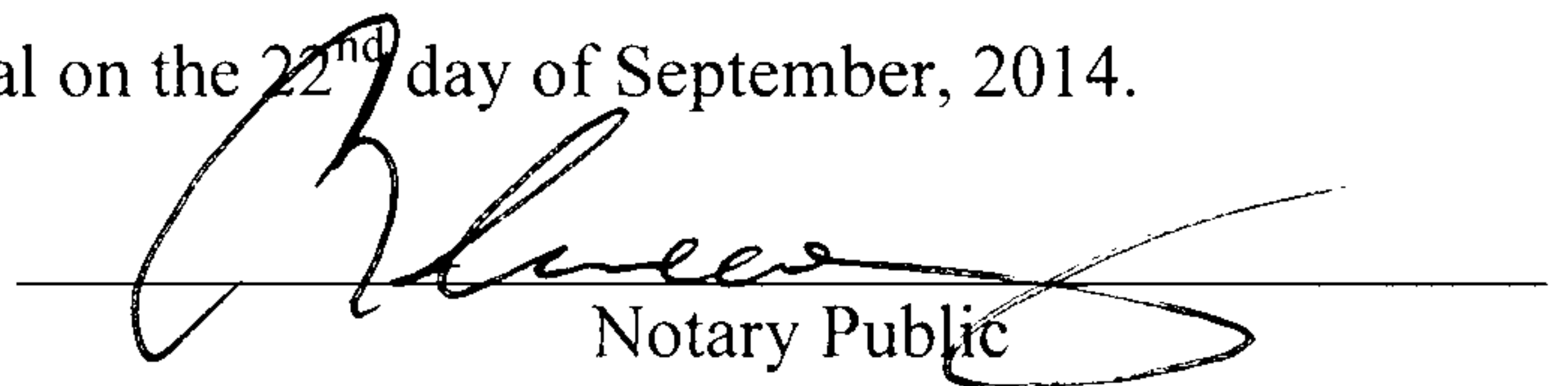
Martha Pair Cox, as Personal Representative
of The Estate of Willie Mable Walton,
Deceased, Shelby County Probate
Case No. 2011-000532

STATE OF ALABAMA)

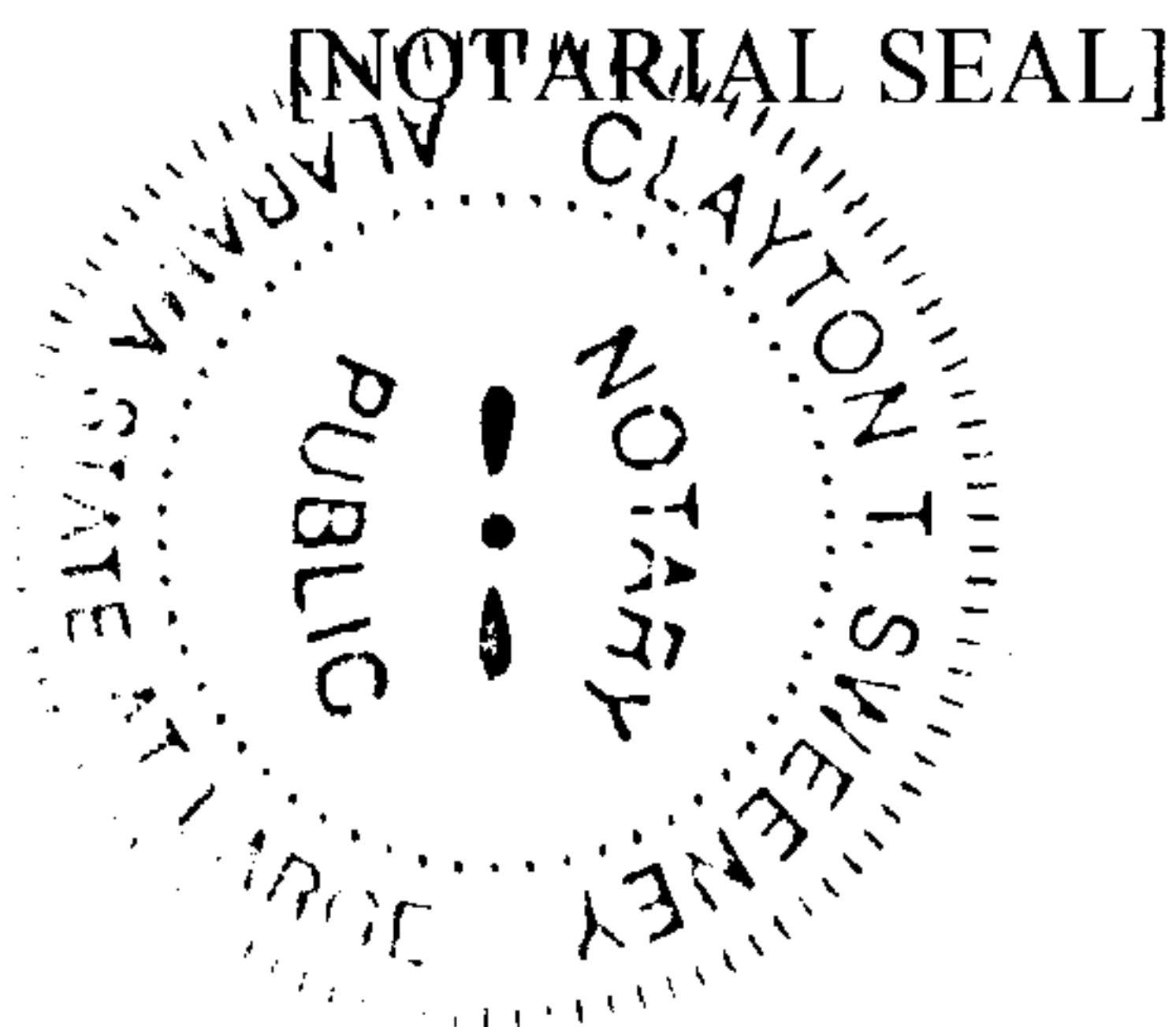
Jefferson COUNTY)


I, the undersigned, a notary public in and for said county in said state, hereby certify that Martha Pair Cox, as Personal Representative of the Estate of Willie Mable Walton, Deceased, Shelby County Probate Case No. 2011-000532, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as Personal Representative of the Estate of Willie Mable Walton, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 22nd day of September, 2014.


Notary Public

My commission expires: 6-5-2015




20140922000297250 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/22/2014 03:52:32 PM 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 Estate of Willie Matton

Mailing Address 8500 Hwy. 51
Weston, AL
35147

Property Address 10166 Hwy. 55
Weston, AL
35147

Grantee's Name Martha Coy Pair

Mailing Address 8500 Hwy. 51
Weston, AL
35147

Date of Sale 9-22-14
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 70,600

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

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 9-22-14

Print MARTHA PAIR COY

☒ Unattested

[Signature]
(verified by)

Sign Martha Pair Coy
(Grantor/Grantee/Owner/Agent) circle one

