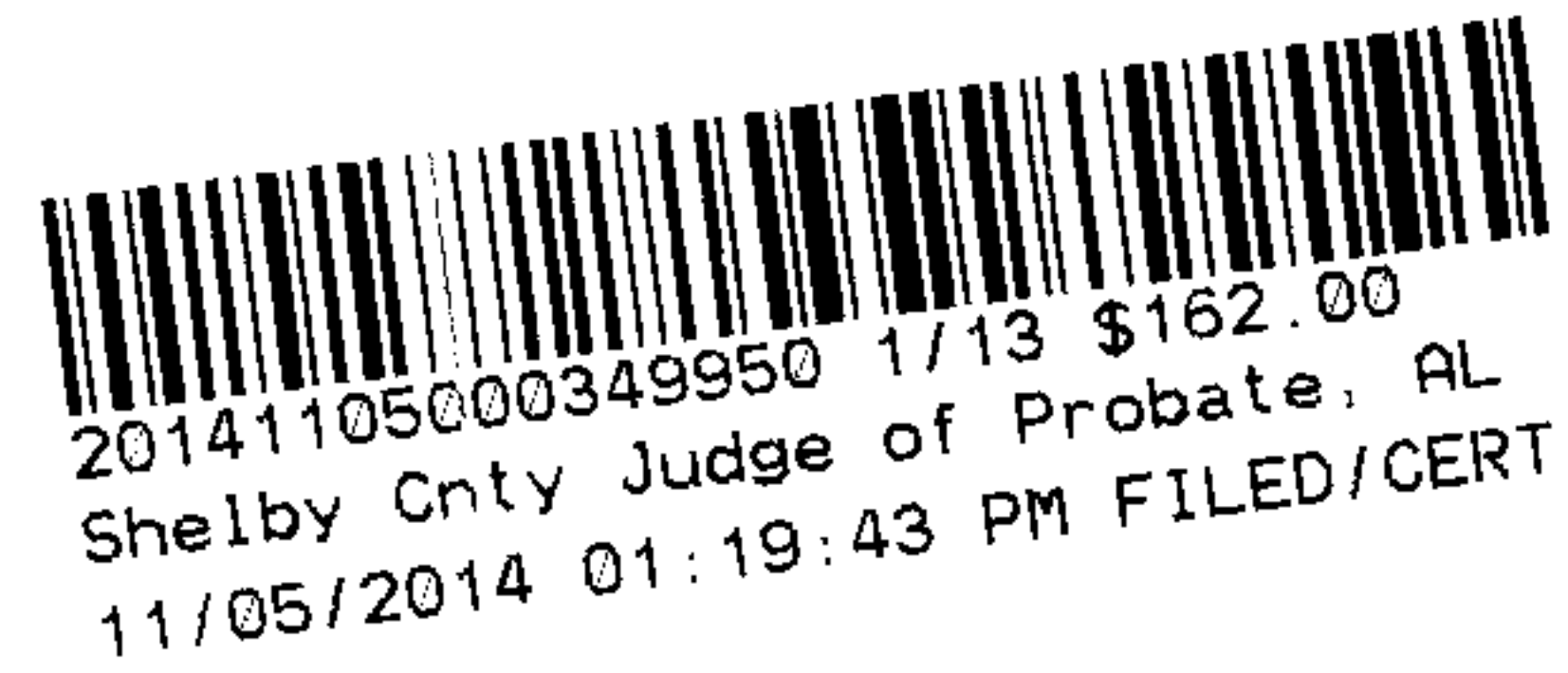


Shelby County, AL 11/05/2014
State of Alabama
Deed Tax:\$109.00



**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

Mitchell A. Spears, Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Sent Tax Notice To:

Elizabeth J. Bishop

(Address)

3240 Karl Daly Rd.

Birmingham, AL 35210

MINIMUM VALUE: \$109,000.00

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **ELIZABETH J. BISHOP, a married woman; SARA C. PANKASKIE, an unmarried woman; and ASHLEY C. JETER, JR., a married man, by and through his wife and Agent under current Power of Attorney, constituting all of the heirs at law and next of kin of Ashley C. Jeter and Lena N. Jeter, both of whom are deceased, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto ELIZABETH J. BISHOP and SARA C. PANKASKIE, as Tenants in Common (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:**

Lots 5 and 6 in Block 50, according to Reynolds Addition to the Town of Montevallo, Alabama, according to map recorded in Map Book 3, Page 37, Probate Office, Shelby County, Alabama.

SOURCES OF TITLE: DB 100, Page 96; DB 146, Page 187; and DB 255, Page 021.

All of the heirs and next of kin (constituting all of the natural children) of Ashley C. Jeter and Lena N. Jeter do hereby join in this conveyance and acknowledge and confirm the facts set forth within their Heirship Affidavit, attached hereto as Exhibit "A", and incorporated herewith, as though fully set out herein.

The authority of this conveyance is further established by Disinterested Party Affidavits hereto attached as Exhibits "B" and "C", respectively, the facts stated therein being incorporated herewith, as though fully set out herein.

A certified copy of the Durable Power of Attorney of Ashley C. Jeter, Jr., appointing his wife, Melba J. Jeter as his Agent, with authority to enter into this conveyance, is hereto attached as Exhibit "D". Said Power of Attorney is dated November 13, 2012, and the appointed Agent thereunder does hereby represent, acknowledge and confirm that said Power of Attorney remains in full force and effect, as same has not been revoked.

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE MARRIED GRANTORS HEREIN, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 3rd day of Nov., 2014.

Ashley C. Jeter, Jr. By Melba J. Jeter
ASHLEY C. JETER, JR. POA
By: Melba J. Jeter
His Agent under Durable Power of Attorney

Elizabeth J. Bishop
ELIZABETH J. BISHOP

Sara C. Pankaskie 10/16/14
SARA C. PANKASKIE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ELIZABETH J. BISHOP**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of Nov., 2014.

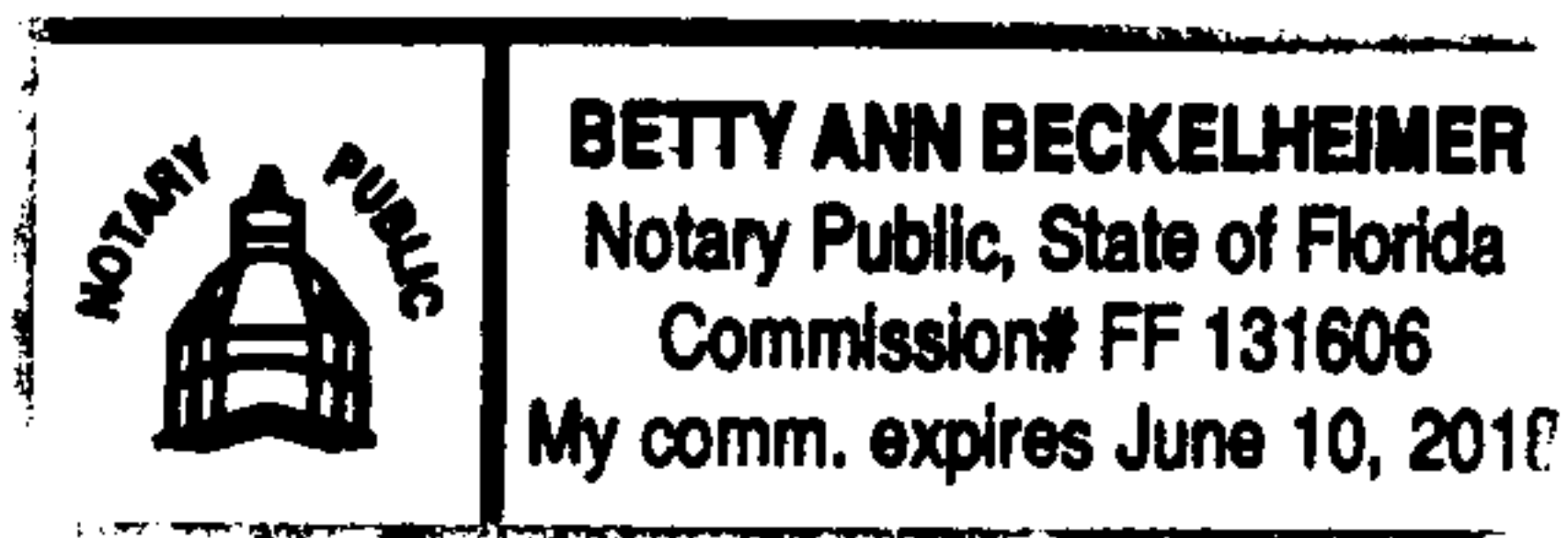
[Signature]
Notary Public
My commission expires: 07/31/17


20141105000349950 2/13 \$162.00
Shelby Cnty Judge of Probate, AL
11/05/2014 01:19:43 PM FILED/CERT

STATE OF FLORIDA)
COUNTY OF Leon)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **SARA C. PANKASKIE**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2014.

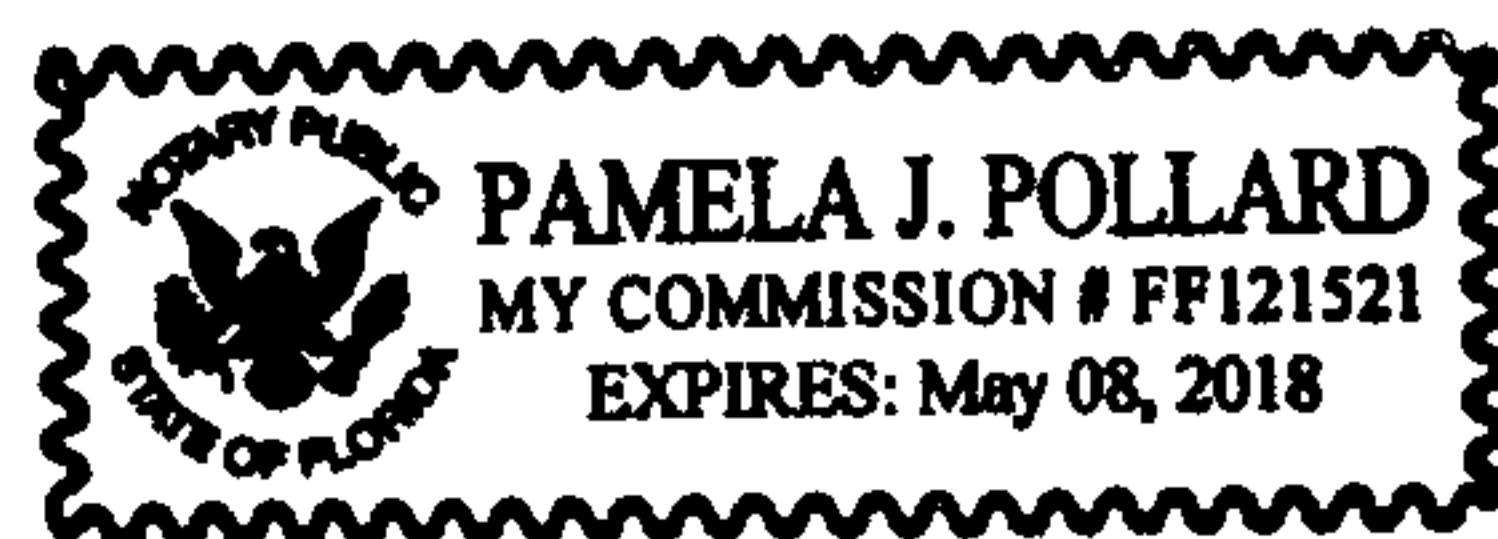


[Signature]
Notary Public
My commission expires: June 10, 2018

STATE OF FLORIDA)
COUNTY OF Santa Rosa)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MELBA J. JETER, as Agent under Power of Attorney Ashley C. Jeter, Jr.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as Agent, and with full authority to do so, voluntarily executed said document on the day the same bears date.

Given under my hand and official seal this 23rd day of October, 2014.



[Signature]
Notary Public
My commission expires: 5-8-2018



20141105000349950 3/13 \$162.00
Shelby Cnty Judge of Probate, AL
11/05/2014 01:19:43 PM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Elizabeth J. Bishop, et al
Mailing Address 3240 Karl Daly Rd.
Birmingham AL 35210

Grantee's Name Elizabeth J. Bishop, et al
Mailing Address 3240 Karl Daly Rd.
Birmingham AL 35210

Property Address 740 Alabama Street
455 Vine Street
Montevallo, AL 35115

Date of Sale 11-03-14
Total Purchase Price \$
Or
Actual Value \$
Or
Assessor's Market Value \$ 109,000.00

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
XX Other Assessor's Market 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).



Mitchell A. Spears, Attorney at Law



20141105000349950 4/13 \$162.00
Shelby Cnty Judge of Probate, AL
11/05/2014 01:19:43 PM FILED/CERT

INSTRUMENT PREPARED BY:

**Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115
(205)665-5076**

STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT
(Exhibit A)

COME NOW **ELIZABETH J. BISHOP and SARA C. PANKASKIE**, as
“Affiants” herein, and after first having been duly sworn, said Affiants do hereby depose
and say, as follows:

1. Affiants have personal knowledge of the facts stated herein, each Affiant is
over the age of sixty six (66) years and each Affiant is competent to execute this
Affidavit.

2. Pursuant to Warranty Deeds recorded in the Office of the Probate Judge,
Shelby County, Alabama, at Deed Book 100, Page 96 (supported by Affidavit recorded at
Deed Book 146, Page 187) and Deed Book 255, Page 021, Ashley C. Jeter and Lena N.
Jeter (hereinafter referenced as the “Deceased Parents”) became the owners, seized of
certain real property situated in Shelby County, Alabama, more particularly described, as
follows:

**Lots 5 and 6 in Block 50, according to Reynolds Addition to the Town of Montevallo,
Alabama, according to map recorded in Map Book 3, Page 37, Probate Office, Shelby
County, Alabama.**

3. Ashley C. Jeter and Lena N. Jeter were husband and wife, having produced
three (3) natural children, whose names, addresses, relationships and states of mind are
hereinafter referenced as follows:

Ashley C. Jeter , Jr., son
4775 Patriot Drive
Pace, FL 32571
Over the age of 77 years and competent, but physically disabled.


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Shelby Cnty Judge of Probate, AL
11/05/2014 01:19:43 PM FILED/CERT

Sara C. Pankaskie, daughter
982 Talquin Avenue
Quincy, FL 32351
Over the age of 72 years and of sound mind.

Elizabeth J. Bishop, daughter
3240 Karl Daly Rd.
Birmingham, AL 35210
Over the age of 66 years and of sound mind.

4. Other than the Deceased Parents' natural children hereinabove referenced, there were no other children born as a result of their marital union. Consequently, the above referenced children represent all of the heirs at law and next of kin of the Deceased Parents.

5. Ashley C. Jeter, who was also known as Ashley Collins Jeter, Sr. and Ashley C. Jeter, Sr., died testate on July 12, 1989 and his Last Will and Testament was probated in the Probate Court, Shelby County, Alabama, with Letters Testamentary having issued to his wife, Lena N. Jeter on October 10, 1989, pursuant to Case Number 28-196. Lena N. Jeter was the sole devisee and distributee under the Will of Ashley C. Jeter, having received all right, title and interest in and to the above described real estate.

6. On or about May 2, 2013, Lena N. Jeter died testate, while seized of the above-described real property, situated in Shelby County, Alabama. The Affiants herein, who are named as Co-Personal Representatives in the Will of Lena N. Jeter, do not anticipate the probate of their deceased mother's Will.

7. The above described real property contains two residential structures, one of which is located at 455 Vine Street and the other of which is located at 740 Alabama Street, both in Montevallo, Shelby County, Alabama. For a minimum period of 45 years immediately preceding the Affiants' execution of this Affidavit, said Affiants can personally attest that either they, or their Deceased Parents have openly, notoriously and continuously had and maintained the actual possession of the properties hereinabove described, without experiencing any degree of interference or any adverse claim of any other person or entity in relation to said properties.

8. There are no lawful debts or charges pending against the estates of the Deceased Parents.

9. This Affidavit is rendered for the purpose of establishing the proper chain of title upon the above described property.

Elizabeth J. Bishop
ELIZABETH J. BISHOP

Sara C. Pankaskie
SARA C. PANKASKIE

STATE OF ALABAMA)
COUNTY OF St. Clair)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ELIZABETH J. BISHOP**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of September, 2014.

Meagan J. Heath
Notary Public
My commission expires: 8-12-2018

My Commission Expires 8/12/2018

~~STATE OF ALABAMA~~
STATE OF ~~FLORIDA~~)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **SARA C. PANKASKIE**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of Nov., 2014.

[Signature]
Notary Public
My commission expires: 07/31/17


20141105000349950 7/13 \$162.00
Shelby Cnty Judge of Probate: AL
11/05/2014 01:19:43 PM FILED/CERT

INSTRUMENT PREPARED BY:

**Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115
205-665-5076**

STATE OF ALABAMA)
COUNTY OF SHELBY)

DISINTERESTED PARTY AFFIDAVIT
(Exhibit B)

COMES NOW Jimmy D. McElroy, as “Affiant” herein, and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

1. Affiant has personal knowledge of the facts stated herein, particularly as relating to the family history of Ashley C. Jeter and Lena N. Jeter. Affiant is over the age of sixty six (66) years, and is competent to execute this Affidavit. Affiant resides at 279 Milgray Lane, Calera, Alabama 35040.

2. Affiant has no pecuniary or other interest in the following described property situated in Shelby County, Alabama, more particularly described, as follows:

Lots 5 and 6 in Block 50, according to Reynolds Addition to the Town of Montevallo, Alabama, according to map recorded in Map Book 3, Page 37, Probate Office, Shelby County, Alabama.

3. Affiant does hereby attest to the fact that Affiant had known Ashley C. Jeter and Lena N. Jeter for over forty (40) years prior to the decease of each of them.

4. Ashley C. Jeter and Lena N. Jeter were husband and wife, having produced three (3) natural children, whose names, addresses, relationships and states of mind are hereinafter referenced as follows:

Ashley C. Jeter , Jr., son
4775 Patriot Drive
Pace, FL 32571
Over the age of 77 years and competent, but physically disabled.

Sara C. Pankaskie, daughter
982 Talquin Avenue
Quincy, FL 32351
Over the age of 72 years and of sound mind.


20141105000349950 8/13 \$162.00
Shelby Cnty Judge of Probate, AL
11/05/2014 01:19:43 PM FILED/CERT

Elizabeth J. Bishop, daughter
3240 Karl Daly Rd.
Birmingham, AL 35210
Over the age of 66 years and of sound mind.

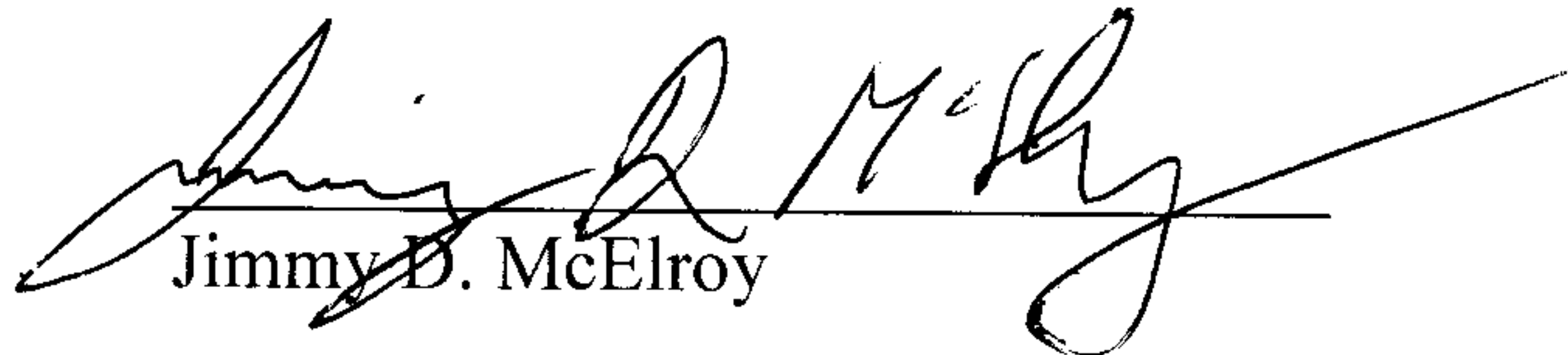
5. Other than the Deceased Parents' natural children hereinabove referenced, there were no other children born as a result of their marital union. Consequently, the above referenced children represent all of the heirs at law and next of kin of the Deceased Parents.

6. Ashley C. Jeter, who was also known as Ashley Collins Jeter, Sr. and Ashley C. Jeter, Sr., died on July 12, 1989.

7. On or about May 2, 2013, Lena N. Jeter died, while seized of the above-described real property, situated in Shelby County, Alabama.

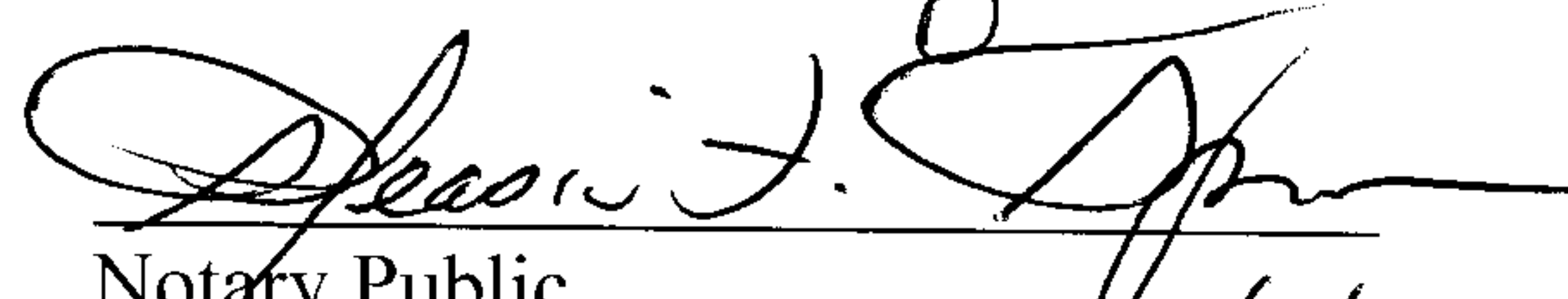
8. The above described real property contains two residential structures, one of which is located at 455 Vine Street and the other of which is located at 740 Alabama Street, both in Montevallo, Shelby County, Alabama.

FURTHERMORE, the Affiant saith naught.


Jimmy D. McElroy

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that **JIMMY D. MCELROY**, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Affidavit, he/she executed the same voluntarily on the 19th day of August, 2014.


Notary Public
My Commission Expires: 9/3/14


20141105000349950 9/13 \$162.00
Shelby Cnty Judge of Probate, AL
11/05/2014 01:19:43 PM FILED/CERT

INSTRUMENT PREPARED BY:

Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115
205-665-5076

STATE OF ALABAMA)
COUNTY OF SHELBY)

DISINTERESTED PARTY AFFIDAVIT
(Exhibit C)

COMES NOW Betty A. McElroy, as “Affiant” herein, and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

1. Affiant has personal knowledge of the facts stated herein, particularly as relating to the family history of Ashley C. Jeter and Lena N. Jeter. Affiant is over the age of sixty six (66) years, and is competent to execute this Affidavit. Affiant resides at 279 Milgray Lane, Calera, Alabama 35040.

2. Affiant has no pecuniary or other interest in the following described property situated in Shelby County, Alabama, more particularly described, as follows:

Lots 5 and 6 in Block 50, according to Reynolds Addition to the Town of Montevallo, Alabama, according to map recorded in Map Book 3, Page 37, Probate Office, Shelby County, Alabama.

3. Affiant does hereby attest to the fact that Affiant had known Ashley C. Jeter and Lena N. Jeter for over forty (40) years prior to the decease of each of them.

4. Ashley C. Jeter and Lena N. Jeter were husband and wife, having produced three (3) natural children, whose names, addresses, relationships and states of mind are hereinafter referenced as follows:

Ashley C. Jeter , Jr., son
4775 Patriot Drive
Pace, FL 32571
Over the age of 77 years and competent, but physically disabled.

Sara C. Pankaskie, daughter
982 Talquin Avenue
Quincy, FL 32351
Over the age of 72 years and of sound mind.


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Shelby Cnty Judge of Probate, AL
11/05/2014 01:19:43 PM FILED/CERT

Elizabeth J. Bishop, daughter
3240 Karl Daly Rd.
Birmingham, AL 35210
Over the age of 66 years and of sound mind.

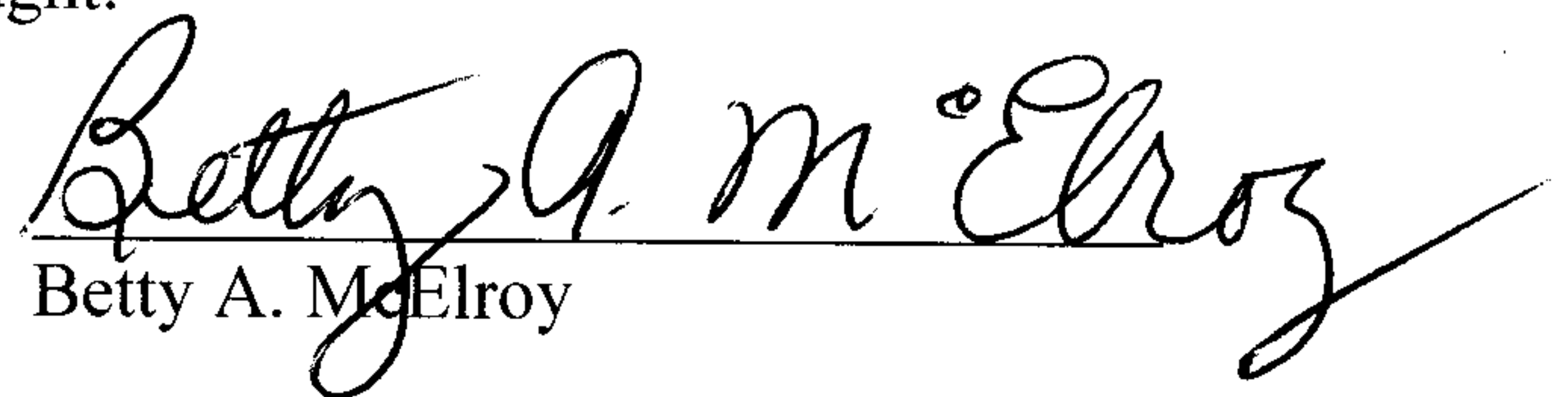
5. Other than the Deceased Parents' natural children hereinabove referenced, there were no other children born as a result of their marital union. Consequently, the above referenced children represent all of the heirs at law and next of kin of the Deceased Parents.

6. Ashley C. Jeter, who was also known as Ashley Collins Jeter, Sr. and Ashley C. Jeter, Sr., died on July 12, 1989.

7. On or about May 2, 2013, Lena N. Jeter died, while seized of the above-designated real property, situated in Shelby County, Alabama.

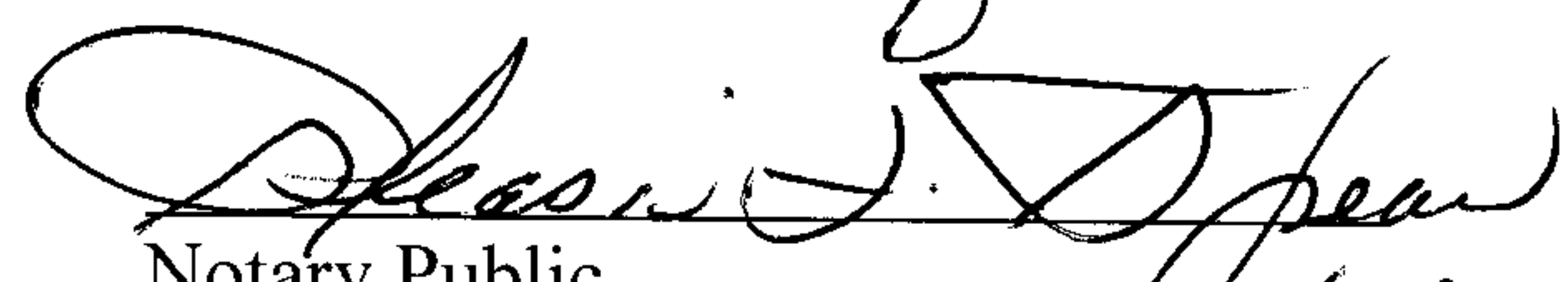
8. The above described real property contains two residential structures, one of which is located at 455 Vine Street and the other of which is located at 740 Alabama Street, both in Montevallo, Shelby County, Alabama.

FURTHERMORE, the Affiant saith naught.


Betty A. McElroy

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that **BETTY A. MCELROY**, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Affidavit, he/she executed the same voluntarily on the 19th day of August, 2014.


Notary Public
My Commission Expires: 9/3/14


20141105000349950 11/13 \$162.00
Shelby Cnty Judge of Probate, AL
11/05/2014 01:19:43 PM FILED/CERT

DURABLE POWER OF ATTORNEY
(Simplified)

EXHIBIT D

STATE OF FLORIDA
COUNTY OF SANTA ROSA

20141105000349950 12/13 \$162.00
Shelby Cnty Judge of Probate, AL
11/05/2014 01:19:43 PM FILED/CERT

BY THIS DURABLE POWER OF ATTORNEY, pursuant to Chapter 709, Florida Statutes, or its successor provisions, I, ASHLEY C. JETER, JR., resident of Santa Rosa County, Florida appoint my wife MELBA J. JETER, as my Agent, with my step-daughter JELYNN SWEENEY as successor.

This Durable Power of Attorney is effective immediately, and shall continue and shall not be affected by my subsequent incapacity. I expressly give my Agent authority to do each of the following in my name and FOR MY BENEFIT:

- AS (1) Conduct all banking and credit-union transactions, as provided in Section 709.2208(1), Florida Statutes, and all investment transactions as provided in 709.2208(2), Florida Statutes, both including computer access by computer or debit card.
- AS (2) Apply for and receive any government or private benefits, including but not limited to Social Security, SSI, Medicaid, or VA benefits; make any transaction or sign any document necessary or helpful to make me eligible for benefits, such as a Medicaid Income Trust, personal services contract; liquidation or assignment of a financial asset; and purchase of a qualifying asset such as rental property, certain annuities, a prepaid funeral plan, a vehicle jointly with another, or other exempt assets; create and fund a revocable or irrevocable trust.
- AS (3) Consent or control, either prior to or after my death, to autopsy, funeral, burial, and/or cremation arrangements concerning my body, and to have or control custody of my body or ashes.
- AS (4) Conduct all real-property transactions, including but not limited to my homestead; enter upon or into real property; take possession of real property; sell, rent, lease, purchase or exchange any real property, mortgage, or related interests; sign and deliver all instruments conveying or encumbering title; join in and consent to a conveyance of the homestead with my spouse, if any; release or sign a satisfaction of mortgage; change the locks on any real property; demand and take custody of any keys to real property.
- AS (5) Cancel, liquidate, borrow against, purchase, elect options regarding, transfer, change the beneficiary of, or otherwise deal with any policy of insurance, annuity contract, individual retirement account, or retirement account;

ADDITIONAL TERMS:

- A. These powers extend to all property, including homestead, in which I may have a full or partial interest, both within and outside the State of Florida.
- B. While I have sufficient capacity, I expressly reserve all rights on my part to do personally any act which my Agent is authorized to do, and to override or revoke

True and Certified Copy

Date: 11-11-12

By: [Signature]

Page 1 of 2



OFFICIAL SEAL
AMY M. CHILDS
MY COMMISSION EXPIRES
JULY 14, 2014
COMMISSION NO EE9717

this document in my discretion. My Agent is authorized to provide any supporting affidavit to any person or entity presented with this power of attorney.

- C. This Durable Power of Attorney may be filed for public record. Photocopies and electronic copies shall have the same effect as the original.
- D. The authority under this document cannot be delegated by my Agent to any third party.
- E. My Agent shall attempt to maintain my existing estate plan as much as possible, consistent with my ultimate best interests, and my prior history of making gifts or support to my family. I expressly state that I would like to leave an inheritance to my children and lineal descendants as much and as equally as possible, balanced with providing me with the best care as much as possible, without regard to any financial conflict of interest between myself and my Agent.
- F. My Agent is not liable to me, or to my heirs or any other interested persons, to the extent my Agent acts in good faith, except as provided in Section 709.2115, Florida Statutes.
- G. Under Section 709.2116(2)(d), Florida Statutes, the interested persons who may petition a court for judicial relief and review of issues regarding this power of attorney shall include, but not be limited to, the following named person(s): Attorney STEVEN E. QUINNELL.

THIS POWER TAKES EFFECT IMMEDIATELY

IN WITNESS WHEREOF, I have set my hand and seal on this 11/13, 2012.

Signed in the presence of:

Nicholas R. Medley
NAME: Nicholas R. Medley

Ashley C. Jeter, Jr.
ASHLEY C. JETER, JR.

Paula B. Meyerriecks
NAME: Paula B. Meyerriecks

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11/13, 2012, by ASHLEY C. JETER, JR, who is personally known to me or who has produced _____ as identification.

[Signature]
NOTARY PUBLIC

PREPARED BY:
STEVEN E. QUINNELL, Attorney
Quinnell ElderLawFirm & EstatePlanning
Steven E. Quinnell LLC
101 East Government Street
Pensacola, Florida 32502
(850) 432-4386



OFFICIAL SEAL
STEVEN E. QUINNELL
MY COMMISSION EXPIRES
JANUARY 4, 2016
COMMISSION NO EE139564