


Send tax notice to:
Derrel L. Shaffer
Susie W. Shaffer
242 Kings Crest Lane
Pelham, AL 35124

This Instrument Prepared By:
Virginia S. Boliek, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205


20141110000353460 1/4 \$41.00
Shelby Cnty Judge of Probate, AL
11/10/2014 10:48:51 AM FILED/CERT

**THIS INSTRUMENT MEETS THE REQUIREMENTS OF SECTION 40-22-1,
CODE OF ALABAMA 1975, AS AMENDED (ALSO KNOWN AS ACT 2012-494).**

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of Seventeen Thousand Eight Hundred Eighty and 35/100 Dollars (\$17,880.35) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, the undersigned, Lisa Ann Reitzammer O'Dell, in her capacity as Personal Representative of the Estates of George W. Reitzammer, deceased, and Elizabeth Ann Fortenberry Reitzammer, deceased (the "Grantor"), whose mailing address is P.O. Box 681187, Prattville, AL 36068, with the general authority to execute conveyances conferred upon the Personal Representative and pursuant to the terms of the Last Will and Testament of each said decedent, does grant, bargain, sell and convey unto Derrel L. Shaffer and Susie W. Shaffer, husband and wife (the "Grantees"), whose mailing address is 242 Kings Crest Lane, Pelham, AL 35124, as joint tenants with right of survivorship, an undivided ½ interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 90, according to the Survey of Weatherly Kings Crest, Sector 3, Phase 3, as recorded in Map Book 18, Page 38, in the Probate Office of Shelby County, Alabama.

This deed is executed pursuant to the terms of that certain Buy/Sale Agreement dated March 7, 2011, as recorded in Instrument No. 20110315000084220 (the "Buy/Sale Agreement").

SOURCE OF TITLE: Instrument No. 20110315000084210

TAX PARCEL NO.: 14-9-29-0-000-001.094

Shelby County, AL 11/10/2014
State of Alabama
Deed Tax: \$18.00

TOTAL PURCHASE PRICE: \$17,880.35 based on Buy/Sale Agreement.

This conveyance is made subject to the following:

1. Taxes for 2014 or any subsequent year, not due and yet payable.
2. Easements, building lines and restrictions as shown on recorded map.
3. Mineral and mining rights;
4. Restrictions of record in Instrument No. 1994-6966, Instrument No. 2000-32562 and Instrument No. 1997-8219.
5. Any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, their heirs and assigns forever.

The Will of decedent, George W. Reitzammer, dated September 29, 2000, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2014-000598. Said Court issued Letters Testamentary to the Personal Representative on September 16, 2014.

The Will of decedent, Elizabeth Ann Fortenberry Reitzammer, dated September 29, 2000, was admitted to record in the Probate Court of Shelby County, Alabama, Case No. PR-2014-000478. Said Court issued Letters Testamentary to the Personal Representative on August 6, 2014.

This instrument is executed by the Grantor solely in her representative capacities named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in her individual capacity, and the liability of the Grantor is expressly limited to her representative capacities named herein.

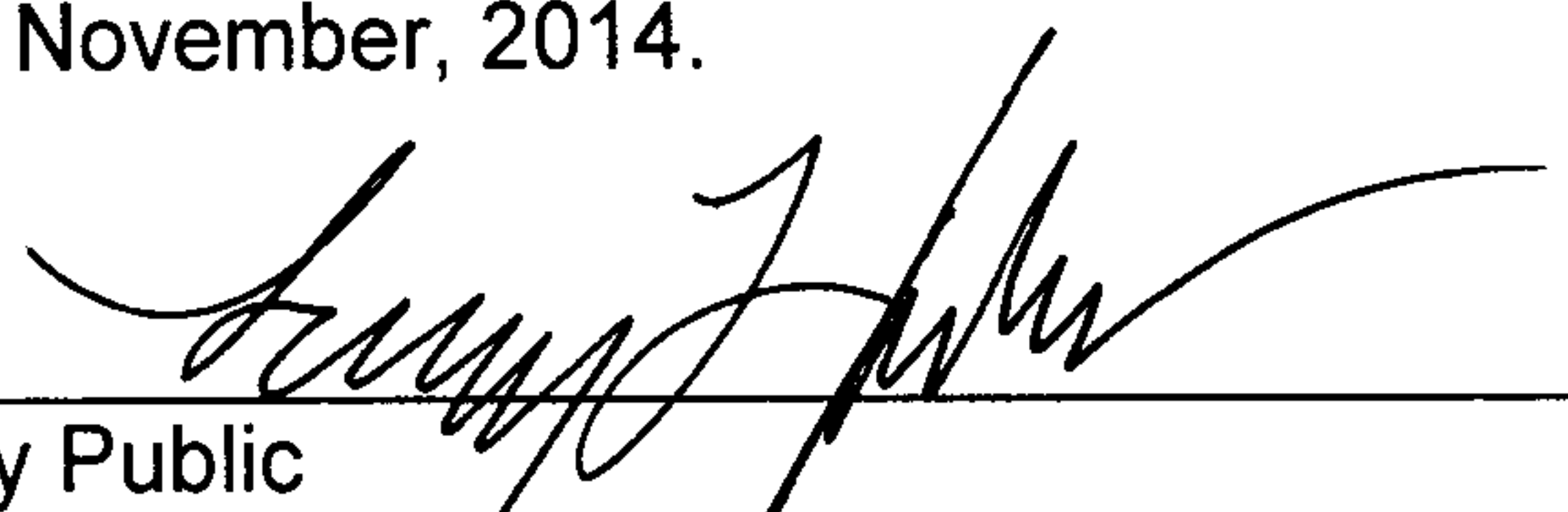
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this _____ day of November, 2014.

Lisa Ann Reitzammer O'Dell
Lisa Ann Reitzammer O'Dell, as Personal
Representative of the Estate of George W.
Reitzammer, deceased

Lisa Ann Reitzammer O'Dell
Lisa Ann Reitzammer O'Dell, as Personal
Representative of the Estate of Elizabeth Ann
Fortenberry Reitzammer, deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Lisa Ann Reitzammer O'Dell, whose name as Personal Representative of the Estate of George W. Reitzammer, deceased, 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 Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this 7th day of November, 2014.



Notary Public
Larry L. Halcomb

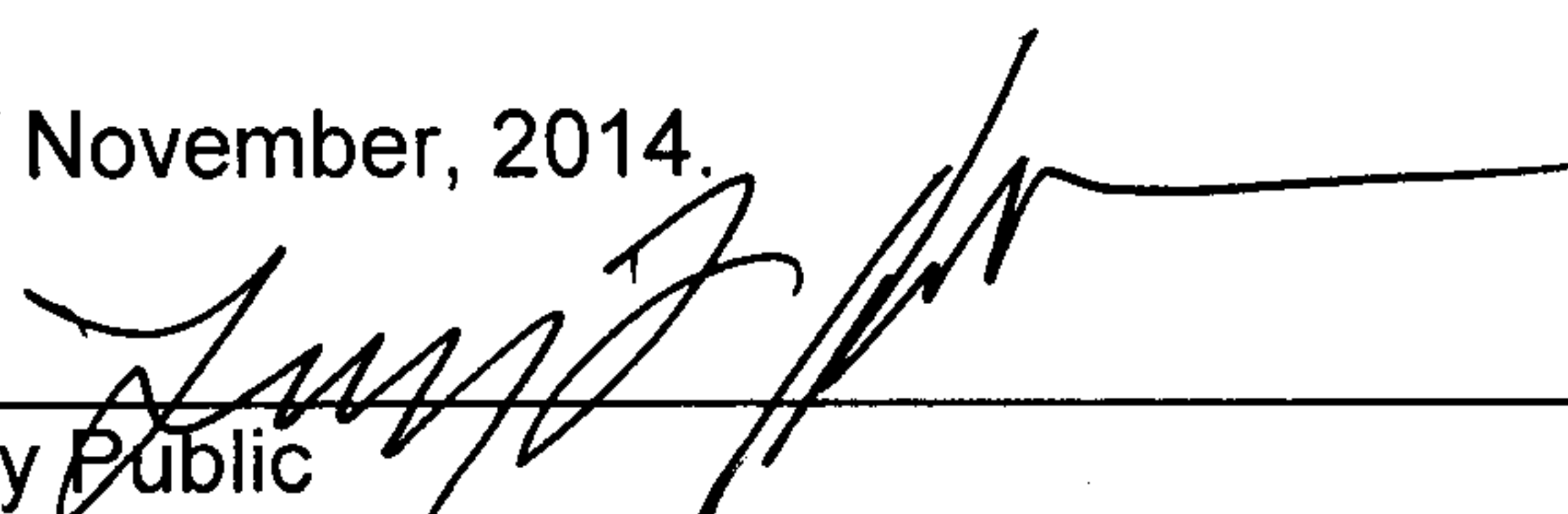
Printed Name

(NOTARY SEAL)

My Commission Expires: 1/23/18

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Lisa Ann Reitzammer O'Dell, whose name as Personal Representative of the Estate of Elizabeth Ann Fortenberry Reitzammer, deceased, 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 Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this 7th day of November, 2014.



Notary Public
Larry L. Halcomb

Printed Name

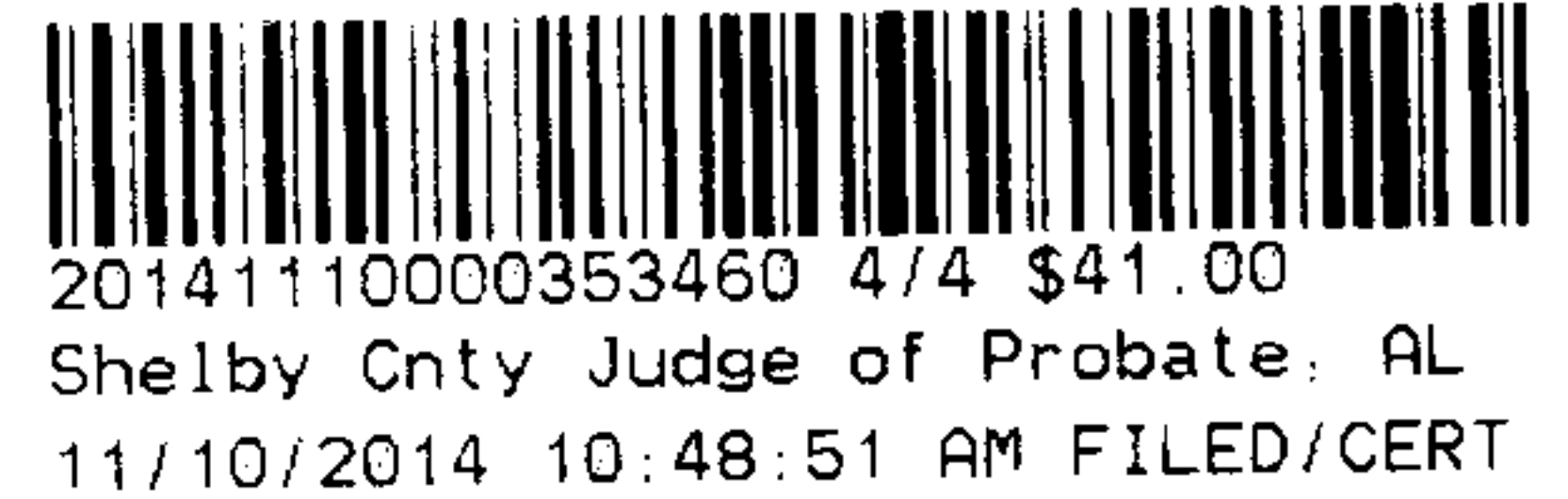
(NOTARY SEAL)

My Commission Expires: 1/23/18

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name	Est. of Eliz. Ann F. Reitzammer	Grantee's Name	Derrel L. Sheffer & Susie L. Shaffer
Mailing Address	242 Kings Crest Lane Pelham, AL 35124	Mailing Address	242 Kings Crest Lane Pelham, AL 35124
Property Address	NA vacant lot	Date of Sale	November 7, 2014
		Total Purchase Price	\$17880.35
		Or	
		Actual Value	
		Or	
		Assessor's Market Value	



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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input type="checkbox"/>	Closing Statement		

If the conveyance document presented for recordation contains all 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: November 7, 2014 Print: Larry L. Halcomb

____ Unattested
(Verified by)

Sign : _____
Agent