


Parcel I.D. #: 08-5-21-0-001-045.001

Send Tax Notice To: Laureen H. Hobbs
100 Hobbs Lane
Sterrett, AL 35147

EXECUTRIX'S DEED


20141222000401630 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/22/2014 01:14:17 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of One Hundred Sixty-Seven Thousand Nine Hundred Dollars and 00/100, (\$ 167,900.00), the receipt of sufficiency of which are hereby acknowledged, that **Laureen H. Hobbs, as Executrix of the Estate of Gerald W. Hobbs, a deceased person, having died testate on or about 02 September, 2014, out a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2014-730**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Laureen H. Hobbs, a widow**, hereinafter known as the GRANTEE;

The North 10 acres of the NE 1/4 of the SE 1/4 of Section 21, Township 19 South, Range 1 East, more particularly described as follows: Commence at the Southeast corner of Section 21, Township 19 South, Range 1 East and run thence North 0 deg. 33 min. 05 sec. West along the East line of said Section 21 a distance of 1,989.91 feet to a point; Thence run North 89 deg. 45 min. 02 sec. West a distance of 29.91 feet to a point on the West right-of-way line of Shelby County Highway No. 55 and the POINT OF BEGINNING of the property being described; Thence continue along last described course a distance of 1,310.48 feet to a point on the West line of said 1/4-1/4; Thence run South 0 deg. 40 min. 14 sec. East along said West line of said 1/4-1/4 a distance of 332.71 feet to a point; Thence run South 89 deg. 44 min. 40 sec. East a distance of 1,308.37 feet to a point on the West right-of-way line of same said Highway No. 55; Thence run North 0 deg. 18 min. 22 sec. West along said right-of-way line a distance of 332.82 feet to the POINT OF BEGINNING. Containing 10 acres, and subject to all agreements, rights-of-way, restrictions, limitations and/or deficiencies of right-of-ways of probated record or applicable law.

Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office in Book 137, Page 604. This instrument was prepared without the benefit of a title search or survey.



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TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 19 Day of December, 2014.

**Laureen H. Hobbs, as Executrix of the
Estate of Gerald W. Hobbs, a deceased person
Shelby County, Alabama Probate Court
Case No: PR-2014-730**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Laureen H. Hobbs, as Executrix of the Estate of Gerald W. Hobbs, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 19th Day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 8/07/2016

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Laureen H. Hobbs Grantee's Name Laureen H. Hobbs
Mailing Address Executor of Gerald W. Hobbs Mailing Address 100 Hobbs Ln
ESTATE Sterrett, AL
35147

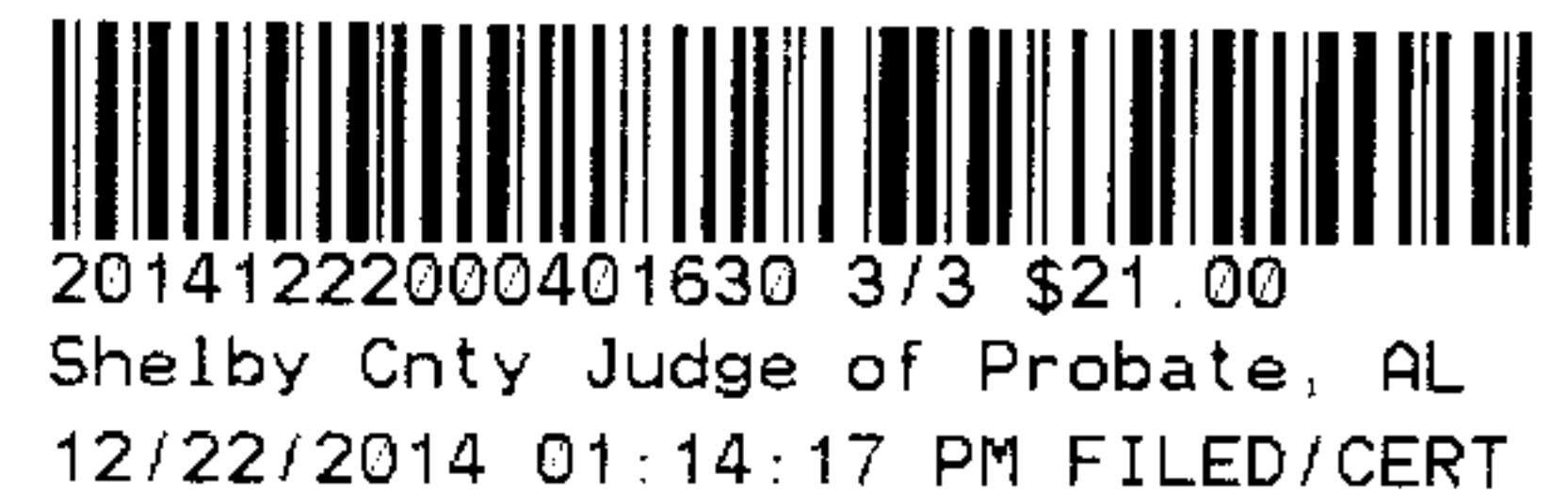
Property Address _____ Date of Sale _____

_____ Total Purchase Price \$ _____
or
Actual Value \$ 167,900.⁰⁰
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)

☐ 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 _____

Print Laureen H. Hobbs

Unattested

Sign Laureen H. Hobbs

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1