


This instrument was prepared by:
Ginger H. Knight, Attorney at Law
One Perimeter Parkway Suite 100 North
Birmingham, Alabama 35243


20150107000007370 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/07/2015 01:11:20 PM FILED/CERT

Send tax notice to:
Elaine W. Graves
1776 Deo Dara Drive
Hoover, Alabama 35226

PERSONAL REPRESENTATIVE'S DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Elaine W. Graves and Denise W. Sims as Co-Personal Representatives of the Estate of Frances Marie Meals Wills a/k/a Marie M. Wills, deceased (the "Grantor"), pursuant to Letters Testamentary granted by the Probate Court of Jefferson County, Alabama, Case No. 207536 on March 4, 2010, and pursuant to the terms of the decedent's will admitted into probate in said matter, does grant, bargain, sell and convey unto Elaine W. Graves, a married woman, (herein referred to as "Grantee"), all of said decedent's right, title, interest or claim to the following described real estate, situated in Shelby County, Alabama, to-wit:

Any and all interests of land excepted beginning in the fifteenth line of the property description in the January 13, 1983 deed prepared by Wallace, Ellis, Head & Fowler, Attorneys between H.E. Wills (now deceased) and wife, Marie M. Wills, and Thomas H. Ware (now deceased) and wife, Betty C. Ware as Grantors to Edward L. Osborn (now deceased) and Mildred Osborn as Grantees and recorded in Book 344, Page 587 in the Judge of Probate Office of Shelby County on said date. Said description from Grantors states: "...excepting a 30 foot strip of land on the South side of the centerline of above mentioned railroad grade, containing 52.35 acres, more or less, according to survey of James H. Seale, Registered Land Surveyor dated October 27, 1982...". Legal Description of said property is as follows:

Commence at the SE Corner of the NW 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 81.44' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 30.01'; thence N88°22'30"W, a distance of 246.66'; thence N81°41'00"W, a distance of 137.30'; thence S80°56'30"W, a distance of 361.15'; thence S64°20'30"W, a distance of 273.62'; thence S57°41'30"W, a distance of 302.05'; thence S77°12'30"W, a distance of 246.70'; thence N83°54'00"W, a distance of 302.71'; thence N76°53'00"W, a distance of 88.41'; thence S40°57'30"W, a distance of 33.93'; thence S76°53'00"E, a distance of 106.09'; thence S83°54'00"E, a distance of 309.54'; thence N77°12'30"E, a distance of 256.85'; thence N57°41'30"E, a distance of 305.47'; thence N64°20'30"E, a distance of 267.50'; thence N80°56'30"E, a distance of 352.19'; thence S81°41'00"E, a distance of 134.47'; thence S88°22'30"E, a distance of 249.26' to the POINT OF BEGINNING.

Said Parcel containing 1.36 acres, more or less as shown on the attached Exhibit A survey map by Rodney Shiflett, Professional Alabama Registered Land Surveyor No. 21784

Subject to the following:

- (1) Ad valorem taxes for the current tax year;
- (2) Title to all minerals within and underlying the premises, together with all mining rights, and other rights, privileges and immunities relating thereto ;
- (3) Any setbacks, right-of-ways, covenants, easements, or zoning restrictions of record.

TO HAVE AND TO HOLD to the Grantee, his/her heirs, personal representatives, successors and assigns, forever.

This instrument is executed for nominal consideration for the purpose of perfecting the title to real estate.

This instrument is executed by the Grantor(s) solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of said Grantor(s) in his/her individual capacity, and the Grantor(s) expressly limits his/her liability hereunder to the property now or hereafter held by him/her in the representative capacity named.

Given under the Grantor's hand and seal, this 30th day of December, 2014.

ESTATE OF MARIE M. WILLS

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By:

Elaine W. Graves
Elaine W. Graves, Co- Personal Representative

Denise W. Sims
Denise W. Sims, Co- Personal Representative

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Elaine W. Graves, whose name as Co-Personal Representative of the Estate of Frances Marie Meals Wills a/k/a Marie M. Wills whose name as Co-Personal Representative of the Estate of Marie M. Wills 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 said instrument, she executed the same voluntarily in her representative capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 30th day of December, 2014.

Sara A. Souterland
Notary Public
My Commission Expires: 11/5/2017

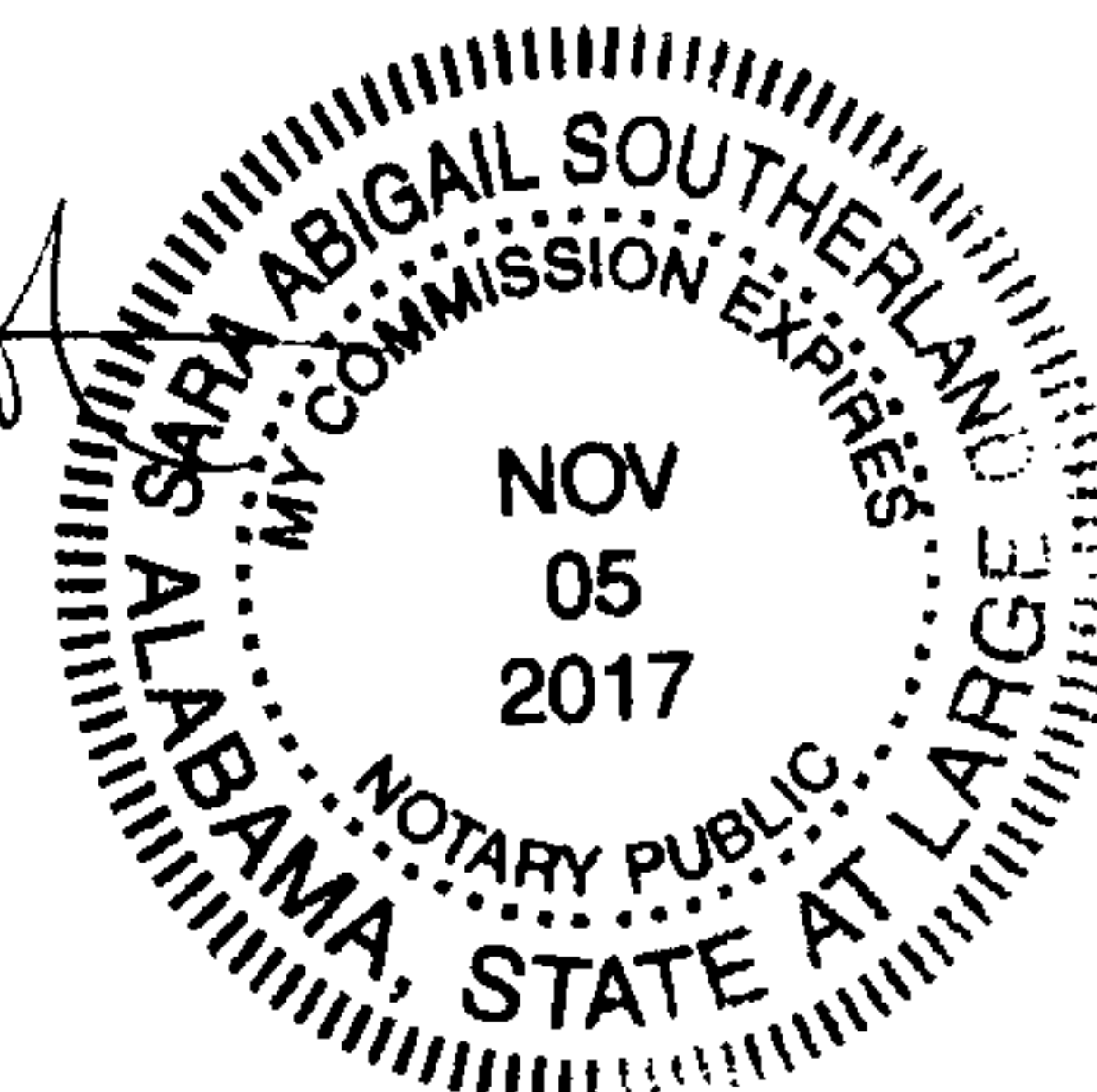


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Denise W. Sims, whose name as Co-Personal Representative of the Estate of Frances Marie Meals Wills a/k/a Marie M. Wills 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 said instrument, she executed the same voluntarily in her representative capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 30th day of December, 2014.

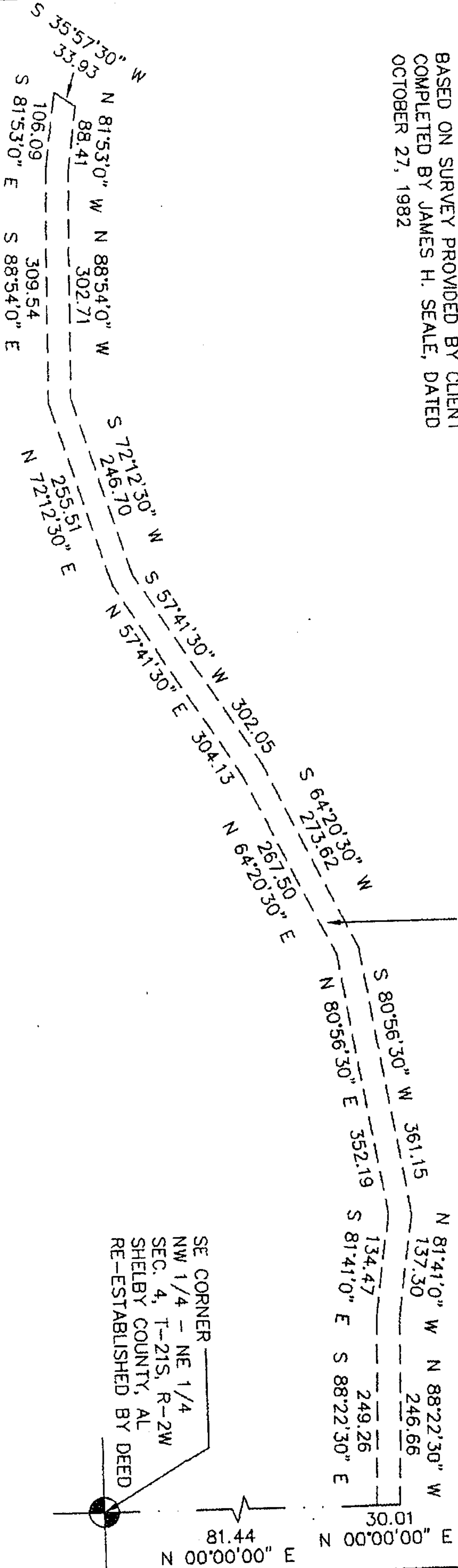
Sara A. Souterland
Notary Public
My Commission Expires: 11/5/2017



BASED ON SURVEY PROVIDED BY CLIENT
COMPLETED BY JAMES H. SEALE, DATED
OCTOBER 27, 1982

Exhibit A

1.36± ACRES

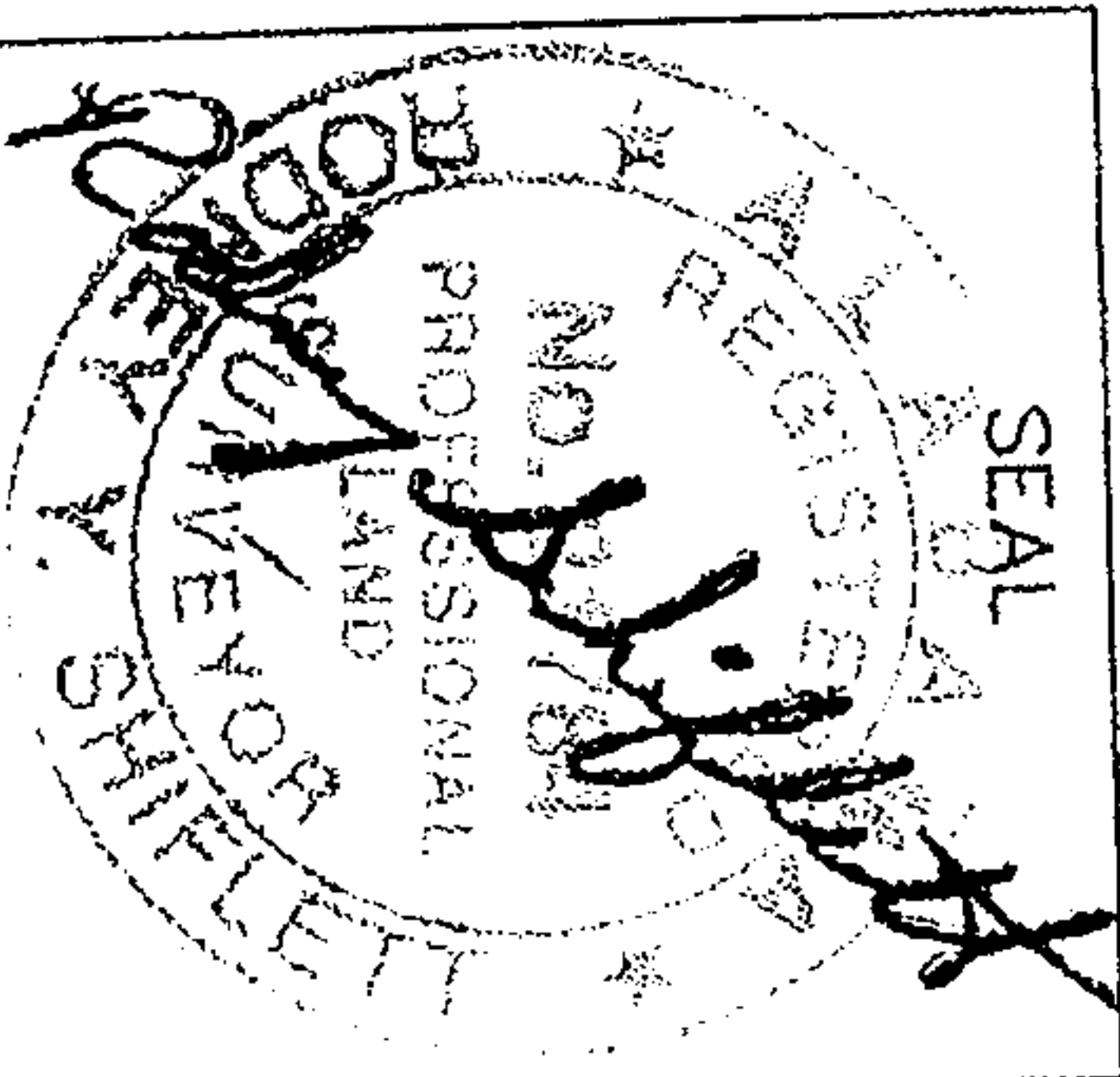


Commence at the SE Corner of the NW 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama; thence N00°00'00\"/>

Said Parcel containing 1.36 acres, more or less.

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DEED



LEGEND	
	1/2" REBAR SET
	IRON PIN FOUND
	RIGHT-OF-WAY
	NOT TO SCALE
	UTILITY POLE
	OVERHEAD UTILITIES
	FIELD MEASURED
	PLAT / RECORDED MAP
	COVERED DECK/PORCH
	DECK/PORCH

JOB NO. 14488
DATE 12/19/14 DATE OF FIELD SURVEY 12/17/14
ADDRESS SCALE 1" = 200'
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298

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 Marie M. Wills
Mailing Address 1776 Deo Dara Drive
Hoover, AL 35226

Grantee's Name Elaine W. Graves
Mailing Address 1776 Deo Dara Drive
Hoover, AL
35226

Property Address as on Deed Survey

Date of Sale 12-30-2014
Total Purchase Price \$
or
Actual Value \$ 15,368.00
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 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).

Date 1/07/2015

Print Ginger H. Knight

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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