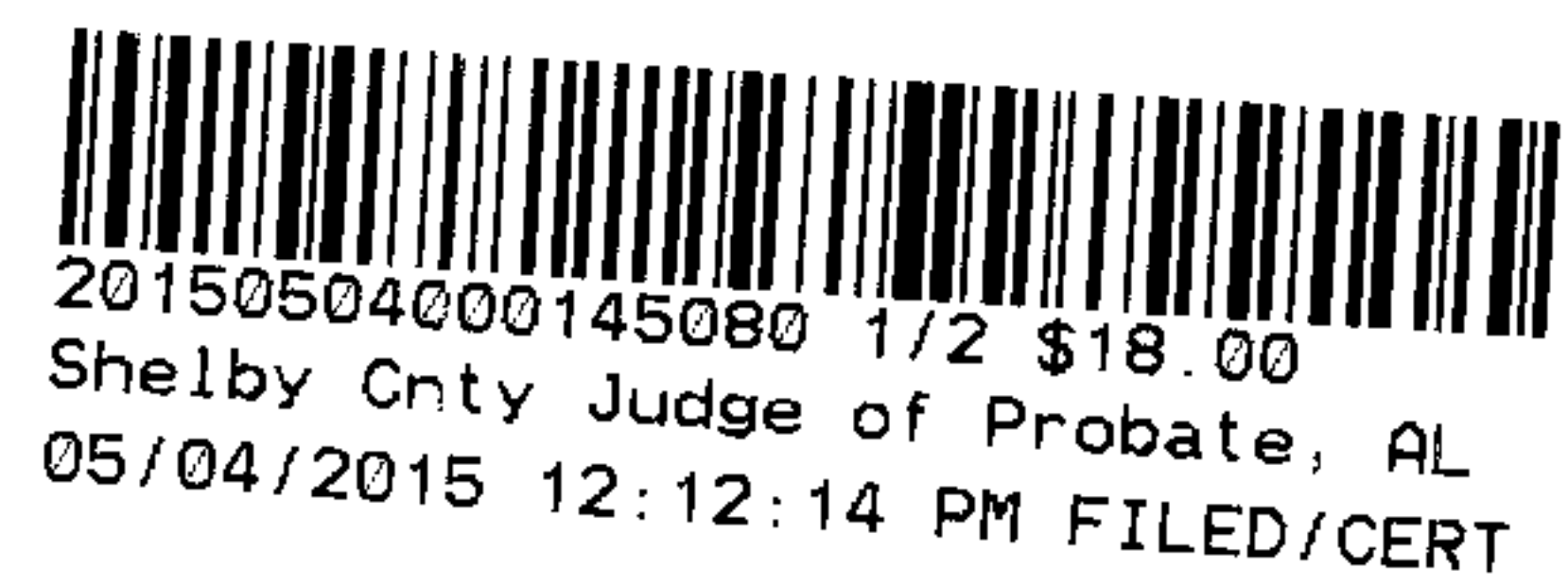


This instrument was prepared by:

(Name) KATHEREE HUGHES, JR.
(Address) 2017 – 2nd Avenue North (Suite 200)
Birmingham, Alabama 35203



EXECUTRIX DEED

THE STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That whereas, **Wanda Johnson**, has been duly and legally appointed by the Probate Court of Shelby County, Alabama, as Executrix of the Estate of Margaretta Jefferson, deceased, in Shelby County Probate Court, Case Number 204567, and has duly been qualified as such Executrix, and is not acting as such Executrix; and

Whereas, under Section 34-4-320 of the Code of Alabama of 1975, said **Wanda Johnson**, as such Executrix is authorized and empowered to execute this deed according to the form prescribed by law for the conveyance of real estate.

Now, there in Consideration of Ten Dollars, the undersigned Executrix of the Estate of Margaretta Jefferson, has this day bargained, sold and by those presents does hereby grant, bargain, sell and convey unto **Wanda Johnson, a married woman** the following described tract or parcel of land lying in Shelby County, Alabama, and particularly bounded and described as follows:

The northwest quarter of the South East quarter of Section two, township twenty two, range one, west forty acres more or less

And

The South West quarter of the North East quarter of Section two, township twenty two, Range one West, also North West quarter of North East quarter of Section two, Township twenty two, Range one West, containing eighty acres more or less, situated, lying and being in the Court of Shelby and State of Alabama.

To have and to hold the said tract or parcel of land unto the said Wanda Johnson, her heirs and assigns in fee simple forever; and for the consideration aforesaid, I do, for myself, for my heirs, Executors and administrators, successors, and assigns, covenant to and with the said Wanda Johnson, that I am lawfully seized and possessed in fee simple of said tract or parcel of land; that I had a good and lawful right to sell and convey the said as aforesaid; that the same is free of all encumbrances, and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

In witness whereof, the said Wanda Johnson, individually and as Executrix of the Estate of Margaretta Jefferson, deceased, has hereunto subscribed her name on this the 6th day of February, 2015.

Given under my hand and seal, this 6th day of February 2015.

Witnesses: Wanda Johnson (SEAL)
Wanda Johnson
As Executrix of the Estate of Margaretta Jefferson,
Deceased

THE STATE OF ALABAMA)

SHELBY COUNTY)

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

Given under my hand and official seal this _____ day of _____ 20 15.

Ceylan Davis
NOTARY PUBLIC
My Commission Expires: 10/10/15

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
Mailing Address Margaretta Jefferson

Grantee's Name Wanda Johnson
Mailing Address PO Box 94470
B'ham 35220

Property Address undeveloped land

Date of Sale 2/6/15
Total Purchase Price \$

Parcel # 29-1-02-0000-006

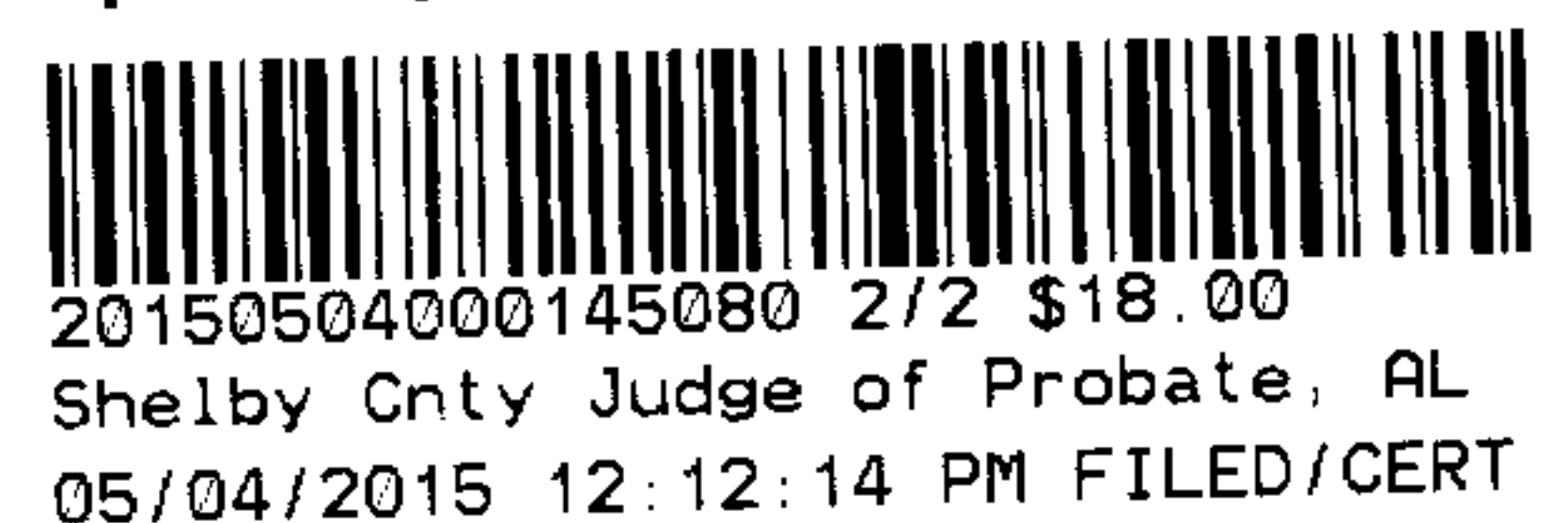
or
Actual Value \$

or
★ Assessor's Market Value \$ 222,600⁰⁰

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 5-4-15

Print Wanda Johnson

☒ Unattested
Paula Carter
(verified by)

Sign Wanda Johnson
(Grantor/Grantee/Owner/Agent) circle one