

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P. O. Box 119 (205)665-5076

Montevallo, AL 35115 (205)665-7847 fax

Send Tax Notice to:

(Name) Ronda Leigh Gammon Parker

(Address) 235 Hwy. 54

Montevallo, AL 35115

**** MINIMUM VALUE NOT REQUIRED
DEED TAX IS EXEMPT**

Personal Representative Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) 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, **JEFFREY THOMAS GAMMON, as Personal Representative of the ESTATE OF MARY F. GAMMON, deceased; JEFFREY THOMAS GAMMON, a married man; RONDA LEIGH GAMMON PARKER, an unmarried woman; STEPHEN RAY GAMMON, a married man; and DUSTIN FOUNTAIN, an unmarried man** (herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto **RONDA LEIGH GAMMON PARKER and DUSTIN FOUNTAIN** (herein referred to as Grantee, whether one or more), all of Grantor's right, title and interest in and to the following property situated in **SHELBY COUNTY, ALABAMA**, to-wit:


The West portion of Lot 5, according to the plat of Gammon Family Subdivision, as recorded in Map Book 40, Page 42, in the Office of the Probate Judge, Shelby County, Alabama (containing a residential structure) with the Eastern boundary of the property herein conveyed being marked by a barb wire fence running from the South boundary line of said lot to the North boundary line thereof. Said parcel is situated in Section 2, Township 22 South, Range 4 West, Shelby County, Alabama.

SUBJECT TO: Rights, reservations and restrictions of record.

Source of Title: Instrument Number 1992-4858.

MARY F. GAMMON DIED TESTATE ON OR ABOUT JANUARY 12, 2014, WITH HER WILL HAVING BEEN PROBATED IN THE PROBATE COURT, SHELBY COUNTY, ALABAMA AND LETTERS TESTAMENTARY HAVING BEEN ISSUED TO THE PERSONAL REPRESENTATIVE HEREINABOVE NAMED ON MARCH 18, 2014.

WILLIAM R. GAMMON, THE OTHER GRANTEE UPON THE ABOVE REFERENCED SOURCE OF TITLE DIED ON OR ABOUT THE 20th DAY OF December, 2013.


20150522000170610 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
05/22/2015 11:20:55 AM FILED/CERT

THE GRANTORS HEREIN CONSIST OF THE DECEDENT'S PERSONAL REPRESENTATIVE AND HER NEXT OF KIN AND HEIRS AT LAW, AS WELL AS THE DEVISEES AND DISTRIBUTEES UNDER HER LAST WILL AND TESTAMENT.

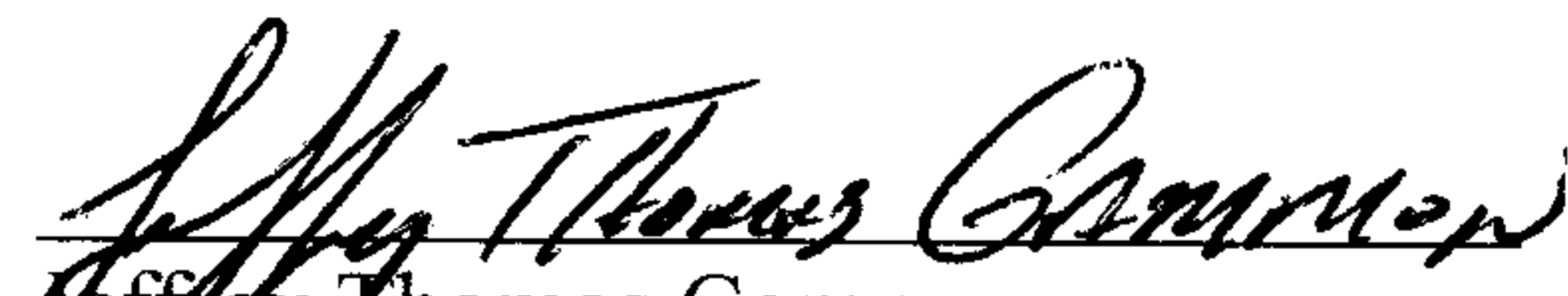
THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE MARRIED GRANTORS, NOR THAT OF THEIR SPOUSES.

THIS INSTRUMENT IS EXECUTED PURSUANT TO THE AUTHORITY GRANTED IN THE LAST WILL AND TESTAMENT OF THE DECEDENT AND/OR WITH THE CONSENT OF ALL OF HER NEXT OF KIN AND DEVISEES UNDER HER WILL.

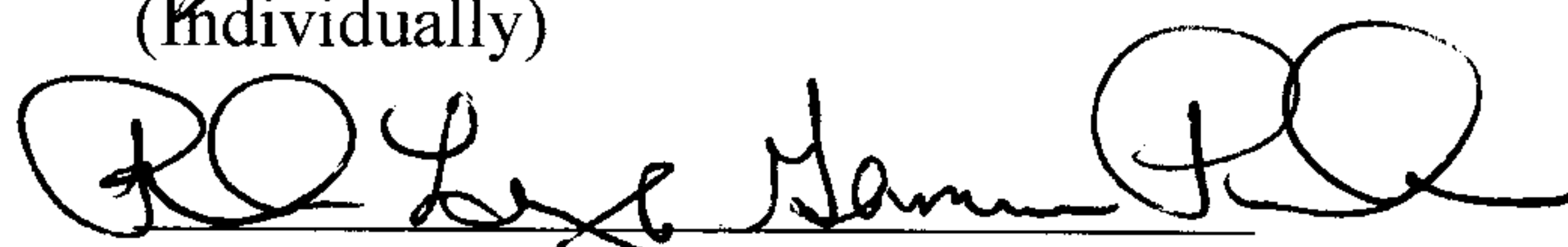
****PURSUANT TO ALABAMA CODE SECTION 40-22-1, NO DEED TAX IS REQUIRED FOR THIS CONVEYANCE, AS THIS INSTRUMENT IS EXECUTED FOR A NOMINAL CONSIDERATION FOR THE PURPOSE OF PERFECTING THE TITLE TO REAL ESTATE BY CONVEYING SAME AS DIRECTED WITHIN THE DECEDENT'S LAST WILL AND TESTAMENT AND CONSENT OF HER NEXT OF KIN AND DEVISEES.**

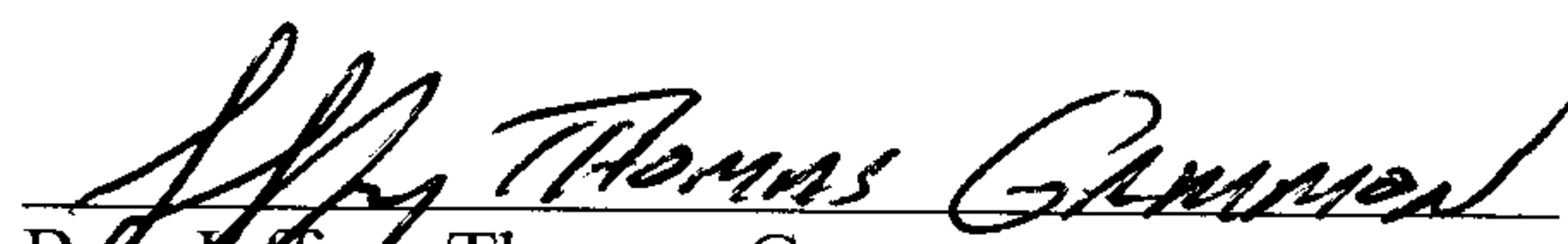
TO HAVE AND TO HOLD, to the said GRANTEE, and Grantee's heirs, successors and assigns forever.

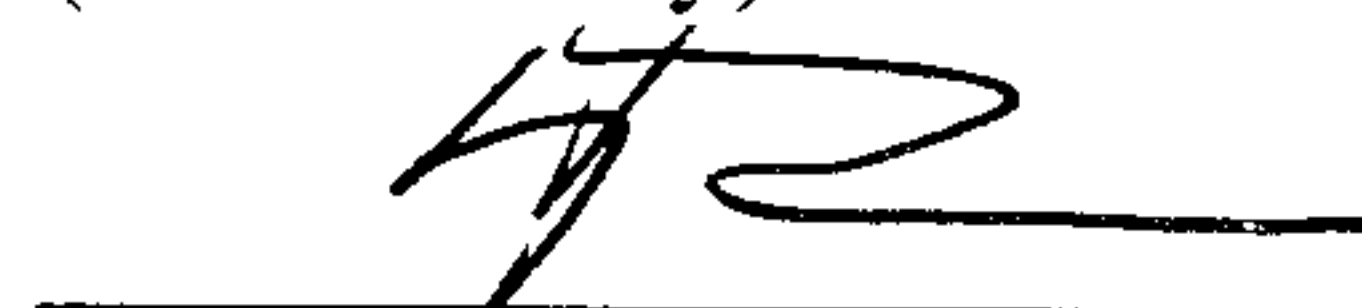
IN WITNESS WHEREOF, the said GRANTOR, **Jeffrey Thomas Gammon, as Personal Representative of the Estate of Mary F. Gammon; Jeffrey Thomas Gammon (Individually); Ronda Leigh Gammon Parker (Individually); Stephen Ray Gammon (Individually) and Dustin Fountain (Individually)**, who are authorized to execute this conveyance, have hereto set their hands and seals, this the 20th day of May, 2015.



Jeffrey Thomas Gammon
(Individually)

ESTATE OF MARY F. GAMMON


Ronda Leigh Gammon Parker
(Individually)


By: Jeffrey Thomas Gammon
Its: Personal Representative


Stephen Ray Gammon
(Individually)


Dustin Fountain
(Individually)



20150522000170610 2/5 \$27.00
Shelby Cnty Judge of Probate, AL
05/22/2015 11:20:55 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **JEFFREY THOMAS GAMMON**, whose name as **Personal Representative** of the **ESTATE OF MARY F. GAMMON, 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, he/she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 5th day of May 2015.

Michelle K. Stamp
Notary Public
My Commission Expires: 5/17/2015

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JEFFREY THOMAS GAMMON**, 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 executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May 2015.

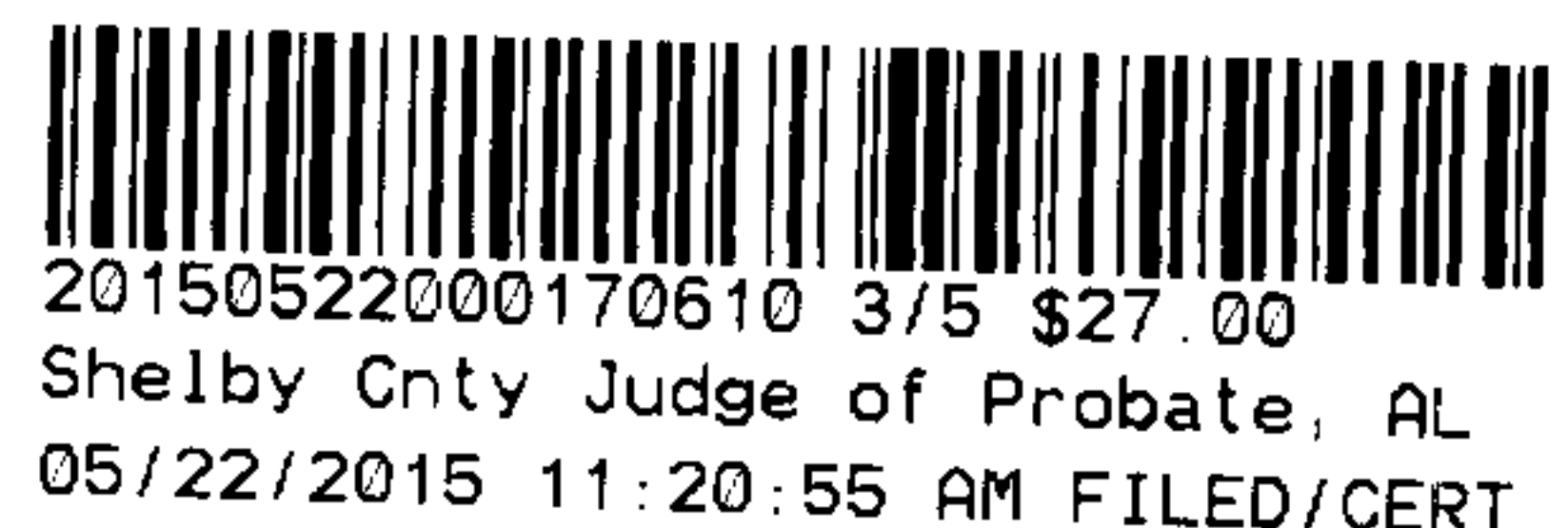
Michelle K. Stamp
Notary Public
My commission expires: 5/17/2015

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **RONDA LEIGH GAMMON PARKER**, 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 executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May 2015.

Michelle K. Stamp
Notary Public
My commission expires: 5/18/19



STATE OF FLORIDA)
COUNTY OF WAKULLA)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **STEPHEN RAY GAMMON**, 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 executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of APRIL 2015.



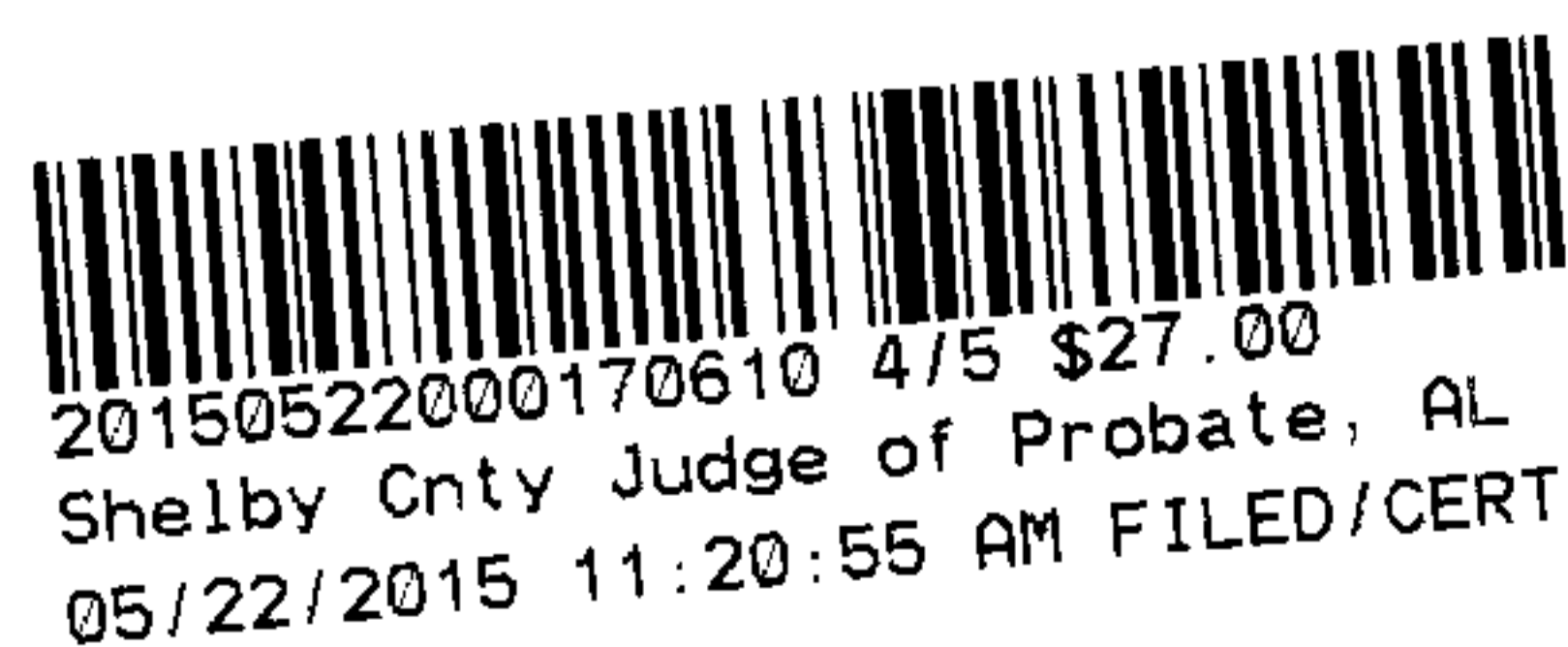
Karen L. Gammon
Notary Public
My commission expires: 3-11-17

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **DUSTIN FOUNTAIN**, 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 executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May 2015.

L. Michele K. Rump
Notary Public
My commission expires: 5/17/2015



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 Jeffrey Thomas Gammon, PR
Estate of Mary F. Gammon

Mailing Address 235 Hwy. 54
Montevallo AL 35115

Property Address 235 Hwy. 54
Montevallo, AL 35115

Grantee's Name Ronda Leigh Gammon Parker

Mailing Address 235 Hwy. 54
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Market Value \$ N/A

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 Deed Tax is Exempt by Alabama
Code Sec. 40-22-1

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).

Print Jeffrey Thomas Gammon

Sign *Jeffrey Thomas Gammon*
(Grantor/Grantee/Owner/Agent) circle one


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