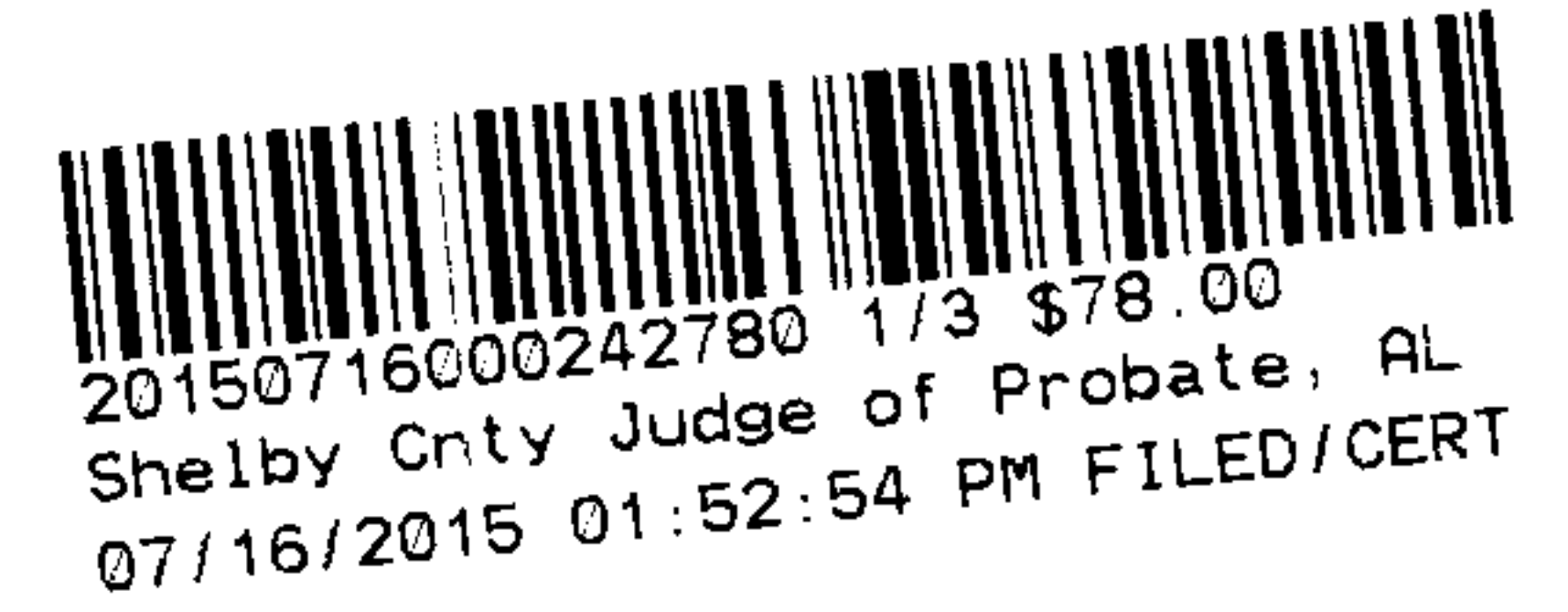


Parcel I.D. #: 35-2-03-1-001-033.000
35-2-03-1-001-034.000

Send Tax Notice To: Ken R. Sullivan
3436 Ivy Chase Circle
Hoover, AL 35226

EXECUTRIX'S DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



Know all men by these presents, that in consideration of the sum of Fifty-Eight Thousand Dollars and 00/100, (\$ 58,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Regina Trice, as Executrix of the Estate of Varney Levert Smith, a deceased person, having died testate on or about 01 December, 2012, with a probate estate probated in the Probate Court of Chilton County, Alabama, as case number 2013-069,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Ken R. Sullivan,** hereinafter known as the GRANTEE;

PARCEL I:

The South ½ of Lot 11; Lot 12; and the North ½ of Lot 13, in Block 256, according to J. H. Dunstan's Map of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

PARCEL II:

The South ½ of Lot 13 and all of Lot 14 in Block 256, according to J. H. Dunstan's map and survey of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

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

Said legal description herein was taken from that certain title commitment prepared by Shelby County Abstract & Title Company, Inc., under policy # S-15-22234. This instrument was prepared with the benefit of a title search and policy by Shelby County Abstract & Title Insurance Company, Inc., under policy # S-15-22234 and without a survey being performed.

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

Shelby County, AL 07/16/2015
State of Alabama
Deed Tax: \$58.00

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 he 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 16 Day of July, 2015.

Regina Trice
REGINA TRICE as Executrix of the
Estate of Varney Levert Smith, a deceased person
Chilton County, Alabama Probate Court
Case No: 2013-069

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Regina Trice, as Executrix of the Estate of Varney Levert Smith, 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 16 Day of July, 2015.

Clint C. Thomas
NOTARY PUBLIC
My Commission Expires: 09 March, 2016

This Instrument Prepared By:

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


20150716000242780 2/3 \$78.00
Shelby Cnty Judge of Probate, AL
07/16/2015 01:52:54 PM FILED/CERT

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 VALLEY Smith
Mailing Address 110 OLD WEST RD.
THEASBY, AL 35171

Grantee's Name Ken Sullivan
Mailing Address 3436 Ivy Chase Dr.
HOOVER AL 35226

Property Address 2159- 16TH ST.
CAIRO, AL 35040

Date of Sale 7/16/15
Total Purchase Price \$ 52,000.



20150716000242780 3/3 \$78.00
Shelby Cnty Judge of Probate, AL
07/16/2015 01:52:54 PM FILED/CERT

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)

☐ 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 7/16/15
Unattested

(verified by)

Print Regina Tice
Sign Regina Tice
(Grantor/Grantee/Owner/Agent) circle one