


**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**


20150929000339070 1/5 \$31.00
Shelby Cnty Judge of Probate, AL
09/29/2015 10:14:09 AM FILED/CERT

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: Tammy B. Hutcheson

(Name) Jimmy L. Hutcheson

(Address) 20 Brand Street

Montevallo, AL 35115

Personal Representative Deed (Survivorship)

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SIXTY THOUSAND and 00/100, (\$60,000.00)----** DOLLARS to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **TINA MONKS, as Personal Representative of the ESTATE OF JAMES D. BRAND, JR., deceased; TINA MONKS, a married woman; JAMES RANDALL BRAND, an unmarried man; and TAMMY B. HUTCHESON and husband, JIMMY L. HUTCHESON,** (herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto **TAMMY B. HUTCHESON and husband, JIMMY L. HUTCHESON** (herein referred to as Grantee, whether one or more), all of Grantor's right, title and interest, for and during the term of their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, in and to the following property situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Commence at a found rebar, being the NE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 22 South, Range 3 West; thence run S 2 deg. 00' 39" E along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 210.80'; thence run S 88 deg. 19' 16" W for 114.33' to the point of beginning; thence run S 21 deg. 51' 00" W for 95.21'; thence run S 19 deg. 01' 08" W for 40.22'; thence run S 0 deg. 21' 03" E for 81.37'; thence run S 20 deg. 40' 03" E for 98.46'; thence run S 65 deg. 41' 30" W for 84.42'; thence run N 86 deg. 59' 30" W for 294.06'; thence run N 86 deg. 03' 24" W for 50.76'; thence run N 21 deg. 29' 35" W for 79.45'; thence run N 39 deg. 18' 43" W for 198.42' to a point on the Easterly right of way line of railroad right of way; thence run N 49 deg. 38' 22" E, along said right of way for 146.20'; thence continue, along said right of way N 50 deg. 49' 30" E for 199.51' thence run S 47 deg. 07' 47" E for 134.57'; thence run N 70 deg. 46' 26" E for 166.35'; thence run S 35 deg. 14' 21" E for 117.12' to the point of beginning, containing 4.32 acres, more or less, situated in Shelby County, Alabama,

The real estate hereinabove described was taken from that certain survey of S. M. Allen, PLS No. 12944, dated September 8, 2015, and designated as "Parcel 1".

JAMES D. BRAND DIED INTESTATE ON OR ABOUT OCTOBER 4, 2011, AND THE PERSONAL REPRESENTATIVE HEREIN WAS GRANTED LETTERS OF ADMINISTRATION BY THE PROBATE COURT, SHELBY COUNTY, ALABAMA, ON FEBRUARY 10, 2012, CASE NUMBER PR-2011-000714.

SUBJECT TO: Rights, reservations and restrictions of record.

THE GRANTORS HEREIN CONSIST OF THE DECEDENT'S PERSONAL REPRESENTATIVE AND HIS NEXT OF KIN AND HEIRS AT LAW.

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE MARRIED GRANTORS, NOR THAT OF THEIR SPOUSES, NEITHER IS IT CONTIGUOUS THERETO, EXCEPT FOR GRANTEES.

ALL GRANTORS HEREIN DO HEREBY ACKNOWLEDGE AND CONFIRM THAT GRANTORS AND THE DECEDENT, WHO IS THEIR IMMEDIATE PREDECESSOR IN TITLE, HAVE EXCLUSIVELY POSSESSED AND USED THE PROPERTY HEREIN DESCRIBED, OPENLY, NOTORIOUSLY, AND CONTINUOUSLY, WITHOUT INTERRUPTION BY ANY OTHER PERSON OR ENTITY, FOR A PERIOD EXCEEDING TEN (10) YEARS IMMEDIATELY PRIOR TO THE EXECUTION OF THIS DEED.

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

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, have hereto set their hands and seals, this the 29th day of Sept., 2015.

ESTATE OF JAMES D. BRAND, JR,

James Randall Brand
James Randall Brand
(Individually)

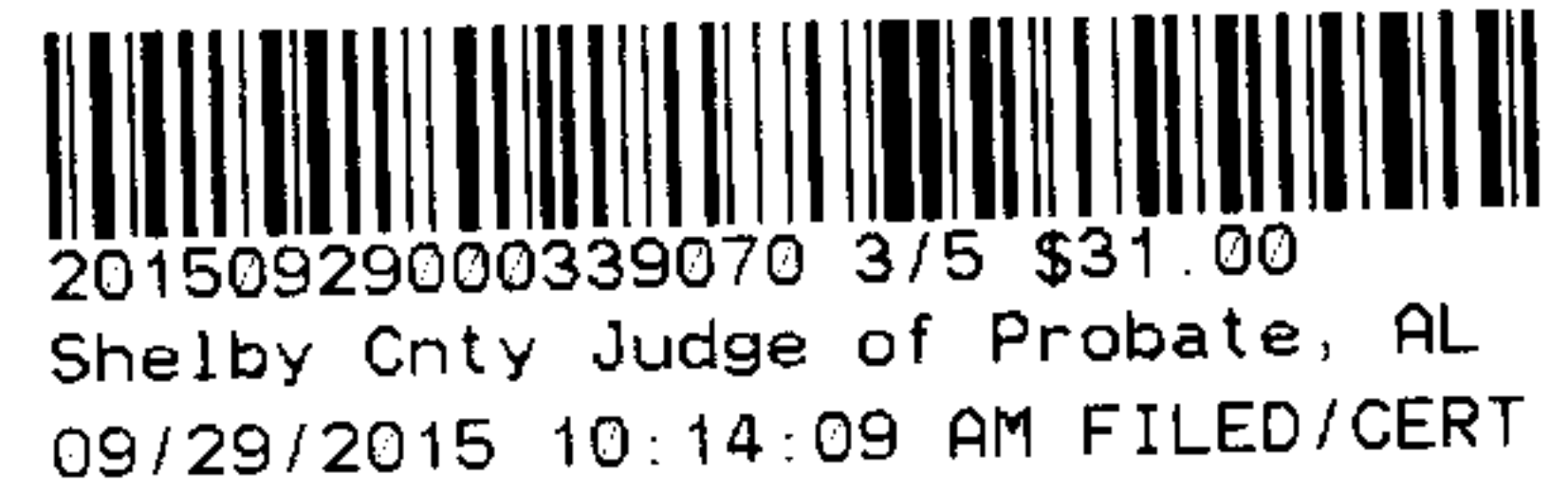
Tammy B. Hutcheson
Tammy B. Hutcheson
(Individually)

Jimmy L. Hutcheson
Jimmy L. Hutcheson
(Individually)

Tina Monks
By: Tina Monks
Its: Personal Representative

Tina Monks
Tina Monks
(Individually)

STATE OF ALABAMA)
COUNTY OF SHELBY)



I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **TINA MONKS**, whose name as **Personal Representative** of the **ESTATE OF JAMES D. BRAND, JR., 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 29th day of Sept. 2015.

[Signature]
Notary Public
My Commission Expires: 07/31/17

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal this 29th day of Sept. 2015.

[Signature]
Notary Public
My commission expires: 07/31/17


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JAMES RANDALL BRAND**, 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/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of Sept 2015.

[Signature]
Notary Public
My commission expires: 07/31/17

STATE OF ALABAMA)
COUNTY OF SHELBY)


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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **TAMMY B. HUTCHESON**, 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/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of Sept. 2015.



Notary Public

My commission expires: 07/31/17

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JIMMY L. HUTCHESON**, 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/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of Sept. 2015.



Notary Public

My commission expires: 07/31/17

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 Tina Monks, PR, et al
Mailing Address 1730 Co. Rd. 38
Jemison, AL 35085

Grantee's Name Tammy B. Hutcheson & Jimmy L. Hutcheson
Mailing Address 20 Brand Street
Montevallo, AL 35115

Property Address 20 Brand Street
23 Motley Avenue
Montevallo, AL 35115

Date: Sept. 29 2015
Total Purchase Price \$ 60,000.00

Or

Actual Value \$

Or

Assessor Value \$



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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).

Sign Tina Monks
Tina Monks, Personal Representative