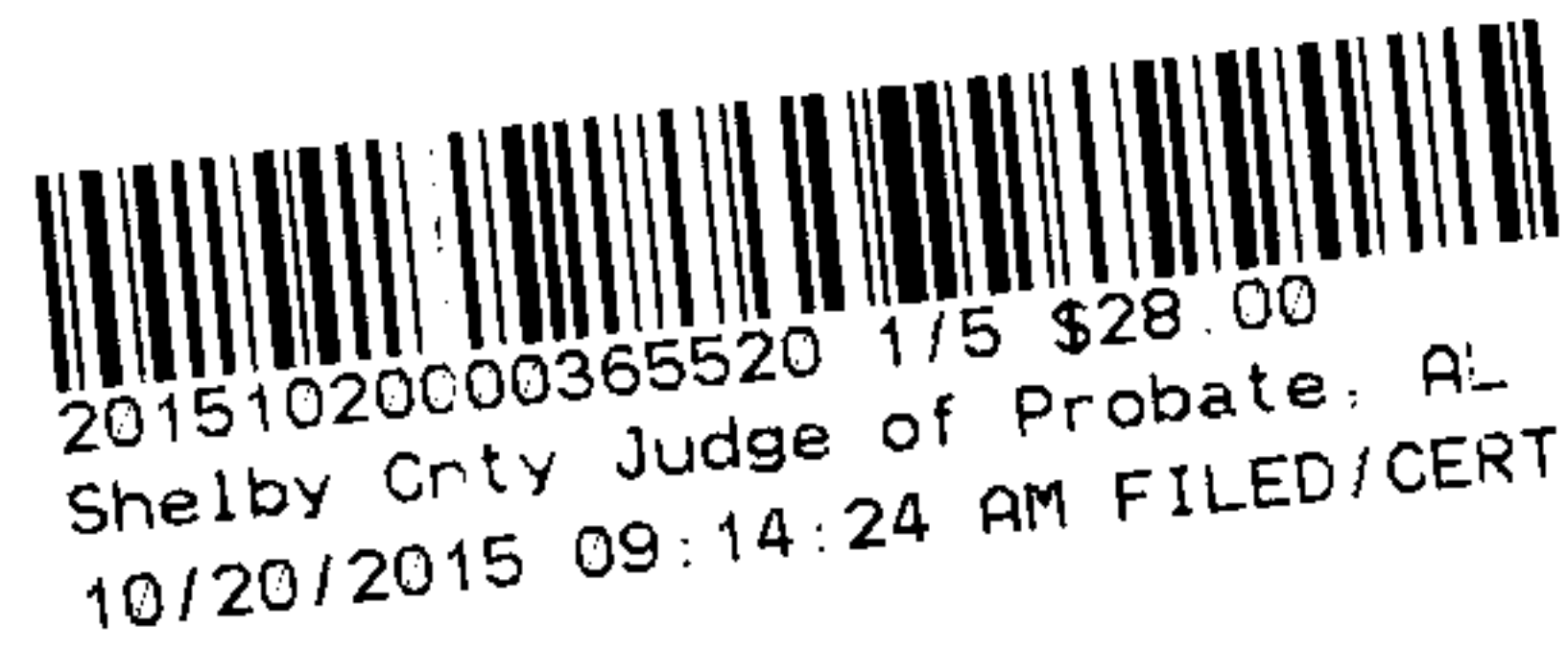


**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**



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: **Gunnar Byrd**

(Name) Patricia D. Byrd

(Address) 365 Buttercup Lane

Montevallo, AL 35115

****MINIMUM VALUE NOT REQUIRED****

Personal Representative Deed (Survivorship)

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and 00/100 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, **Gunnar Byrd, as Personal Representative of the Estate of Ronald Lee Byrd, deceased and Gunnar Byrd, individually, a married man**, (herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto **Gunnar Byrd and Patricia D. Byrd** (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:

Reference is hereby made to the legal description contained in Exhibit "A" attached hereto and incorporated herewith, as though fully set out herein.

Source of Title: Deed Book 009, Page 481.

MARTHA ANN BYRD PREDECEASED RONALD LEE BYRD, SHE HAVING DIED ON JUNE 1, 2014.

RONALD LEE BYRD DIED INTESTATE ON OR ABOUT MARCH 18, 2015, AND THE PERSONAL REPRESENTATIVE HEREIN WAS GRANTED LETTERS OF ADMINISTRATION BY THE PROBATE COURT, SHELBY COUNTY, ALABAMA, ON MAY 20, 2015, CASE NUMBER PR-2015-000272.

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

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE MARRIED GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

THE GRANTOR HEREIN DOES HEREBY ACKNOWLEDGE AND CONFIRM THAT GRANTOR AND THE DECEDENT, WHO IS THE IMMEDIATE PREDECESSOR IN


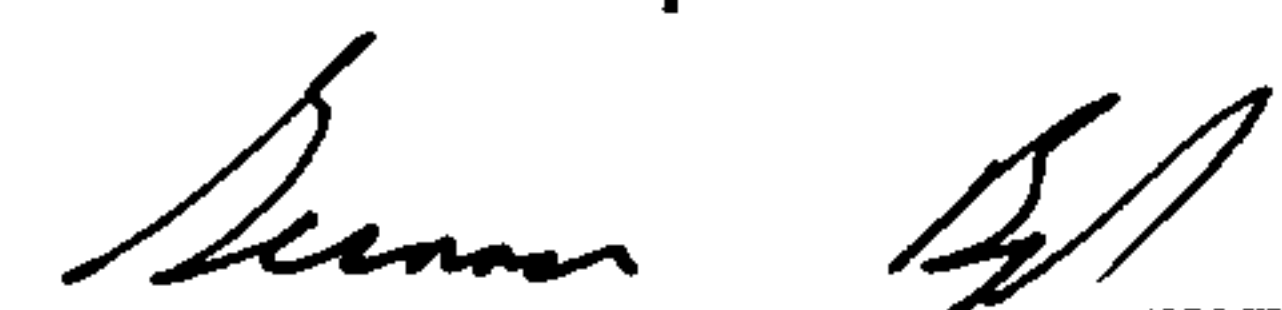
TITLE, HAVE EXCLUSIVELY POSSESSED AND USED THE PROPERTY HEREIN DESCRIBED, OPENLY, NOTORIOUSLY, AND CONTINUOUSLY, WITHOUT INTERRUPTION BY ANY OTHER PERSON OR ENTITY, FOR A PERIOD EXCEEDING TWENTY (20) YEARS IMMEDIATELY PRIOR TO THE EXECUTION OF THIS DEED.


THIS DEED IS EXEMPT FROM RECORDING TAX PURSUANT TO ALABAMA CODE SECTION 40-22-1, AS THIS IS A DEED FOR NOMINAL CONSIDERATION, EXECUTED FOR THE PURPOSE PERFECTING TITLE TO THE REAL ESTATE BY CONVEYING SAME TO DECEDENT'S NEXT-OF-KIN, PER THE DEVOLUTION STATUTE.

TO HAVE AND TO HOLD, to the said GRANTEE, and Grantees 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 15th day of October, 2015.

ESTATE OF RONALD LEE BYRD

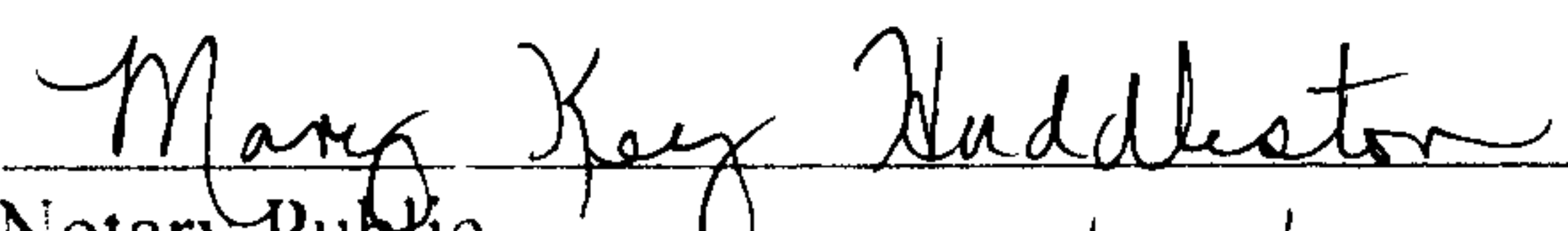

By: Gunnar Byrd
Its: Personal Representative

Gunnar Byrd
(Individually)


20151020000365520 2/5 \$28.00
Shelby Cnty Judge of Probate, AL
10/20/2015 09:14:24 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 **Gunnar Byrd**, whose name as **Personal Representative** of the **Estate of Ronald Lee Byrd, 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 15th day of October 2015.


Notary Public
My Commission Expires: 2/25/2017

MARY KEY HUDDLESTON
Notary Public
State of Alabama

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gunnar Byrd**, 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 15th day of October 2015.

Mary Key Huddleston
Notary Public
My commission expires: 2/25/2017

MARY KEY HUDDLESTON
Notary Public
State of Alabama



20151020C00365520 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
10/20/2015 09:14:24 AM FILED/CERT

EXHIBIT "A"
(Legal Description)

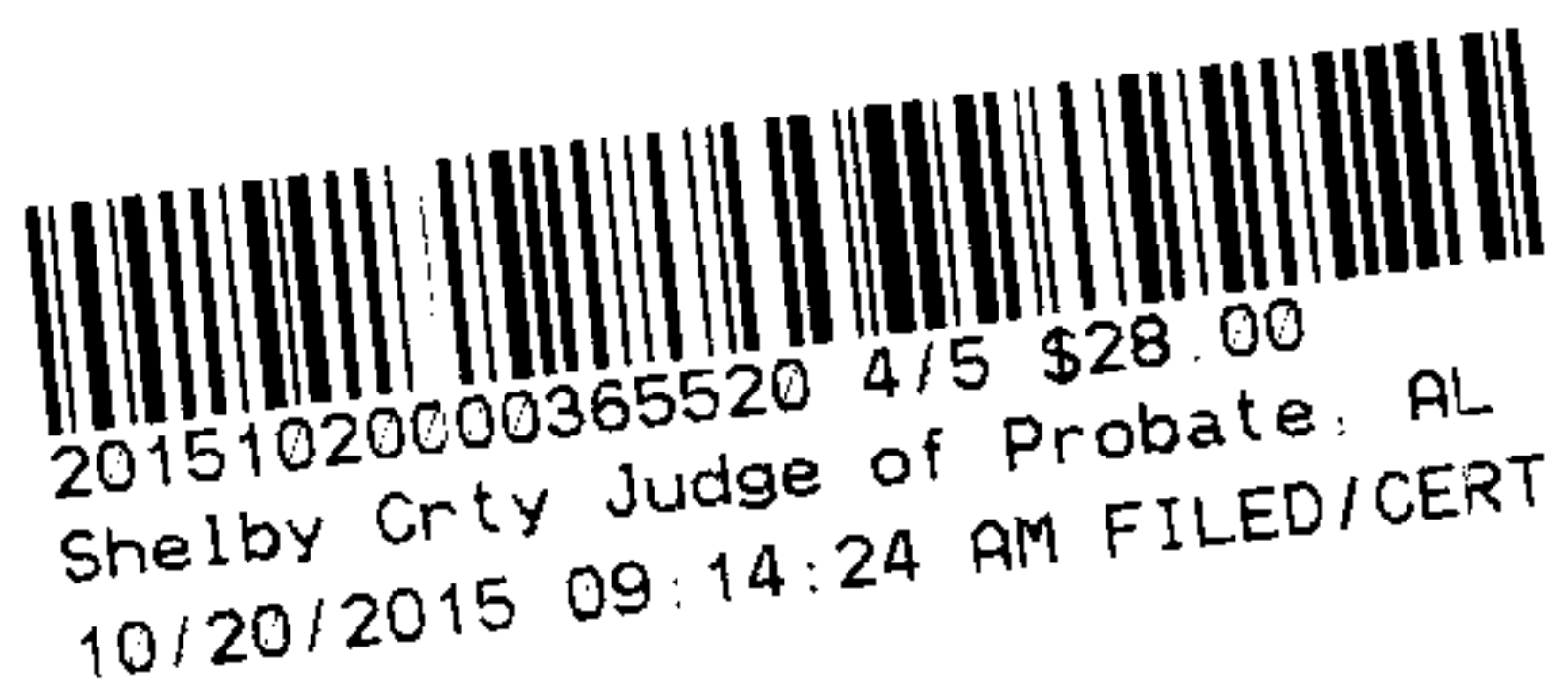
A tract of land located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 21 South, Range 2 West, more particularly described as follows: Consisting of the East 866.15 feet of the South 123.5 feet of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 21 South, Range 2 West, and the East 866.15 feet of the North 480 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 21 South, Range 2 West. ALSO a parcel of land described as: Commence at the NE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 21 South, Range 2 West, thence South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 480 feet; thence turn right 94 degrees 11 minutes for 866.15 feet to the point of beginning; thence turn right 85 degrees 49 minutes and run North along the West line of the 12 acre tract described above for 30 feet; thence turn left 85 degrees 49 minutes and run West parallel with the Westward extension of the South line of said 12 acre tract described above for 1174.02 feet; thence turn right 85 degrees 49 minutes and run North parallel with the West line of said 12 acre tract described above for 15 feet; thence turn left 85 degrees 49 minutes and run West parallel with the Westward extension of the South line of the 12 acre tract described above for 683.4 feet to the centerline of Shelby County Highway # 107 ; thence turn left and run South along the centerline of Shelby County Highway #107 for 60 feet; thence turn left and run East parallel with the Westward extension of the South line of the 12 acre tract described above for 683.4 feet; thence turn right 85 degrees 49 minutes and run South parallel with the Southward extension of the West line of the 12 acre tract described above for 15 feet; thence turn left 85 degrees 49 minutes and run East parallel with the Westward extension of the South line of the 12 acre tract described above for 1174.02 feet; thence turn left 94 degrees 11 minutes and run North along the Southward extension of the West line of the 12 acre tract described above for 30 feet to the point of beginning. Situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION PURPOSES ONLY.

Date:

10/15/15


Gunnar Byrd, PR



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 Gunnar Byrd, PR, et al
Mailing Address 365 Buttercup Lane
Montevallo AL 35115

Property Address 417 Buttercup Lane
Montevallo AL 35115

Grantee's Name Gunnar Byrd, et al
Mailing Address 365 Buttercup Lane
Montevallo, AL 35115

Date: 10/15/15
Total Purchase Price \$ _____
Or
Actual Value \$ 195,000.00
Or
Assessor 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 Conveyance Exempt of Recording
Recording Taxes (Ala Code 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).

Sign Gunnar Byrd
Gunnar Byrd, Personal Representative

