

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

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Montevallo, AL 35115 (205)665-7847 fax

Send Tax Notice to:

(Name) Tommy Lee Harris

(Address) P. O. Box 91652

Lakeland, FL 33804

**** 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, **LINDA LEE DELEON (f/k/a Linda Lee Greenhill), as Personal Representative of the ESTATE OF FANNIE DENORA HARRIS, deceased; ROBBIE LORETTA GREENHILL, an unmarried woman; and TOMMY LEE HARRIS, a married man** (herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto **TOMMY LEE HARRIS** (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:

Commence at the NE corner of the NW ¼ of the NE ¼ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence S 0° 12' 47" W a distance of 359.29 feet to the POINT OF BEGINNING, said point also a point on the west right-of-way of Shelby County Highway 255; thence continue along the last described course and along said right-of-way a distance of 223.04 feet to the northeasterly right-of-way of Shelby County Hwy. 10; thence N 68° 6' 47" W along said Highway 10 right-of-way and leaving said Hwy. 255 right-of-way a distance of 210.00 feet; thence N 0° 12' 49" E and leaving said right-of-way a distance of 145.49 feet; thence S 89° 47' 11" E a distance of 195.15 feet to the POINT OF BEGINNING. Said parcel of land contains 0.83 acres, more or less, situated in Shelby County, Alabama.

SUBJECT TO: Rights, reservations and restrictions of record.

Source of Title: Deed Book 249, Page 376.

FANNIE DENORA HARRIS DIED TESTATE ON OR ABOUT JANUARY 22, 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 APRIL 15, 2015, CASE NO. PR-2014-000127.



20151104000383290 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
11/04/2015 10:43:01 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 GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO, AS OF THE DATE OF THIS CONVEYANCE.

THIS INSTRUMENT IS EXECUTED PURSUANT TO THE AUTHORITY GRANTED IN THE LAST WILL AND TESTAMENT OF THE DECEDENT AND 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.

THE PERSONAL REPRESENTATIVE HEREIN, LINDA LEE DELEON, IS ONE AND THE SAME PERSON AS LINDA LEE GREENHILL, WHO HAS BEEN APPOINTED AS PERSONAL REPRESENTATIVE OF DECEDENT'S ESTATE.

TO HAVE AND TO HOLD, to the said GRANTEE, and Grantee's heirs, successors and assigns forever, with Grantor's warranty that Grantor has committed no act to encumber title.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, have hereto set their hands and seals, this the 30th day of Oct., 2015.

Robbie Loretta Greenhill
Robbie Loretta Greenhill

(Individually)

Tommy Lee Harris
Tommy Lee Harris

(Individually)

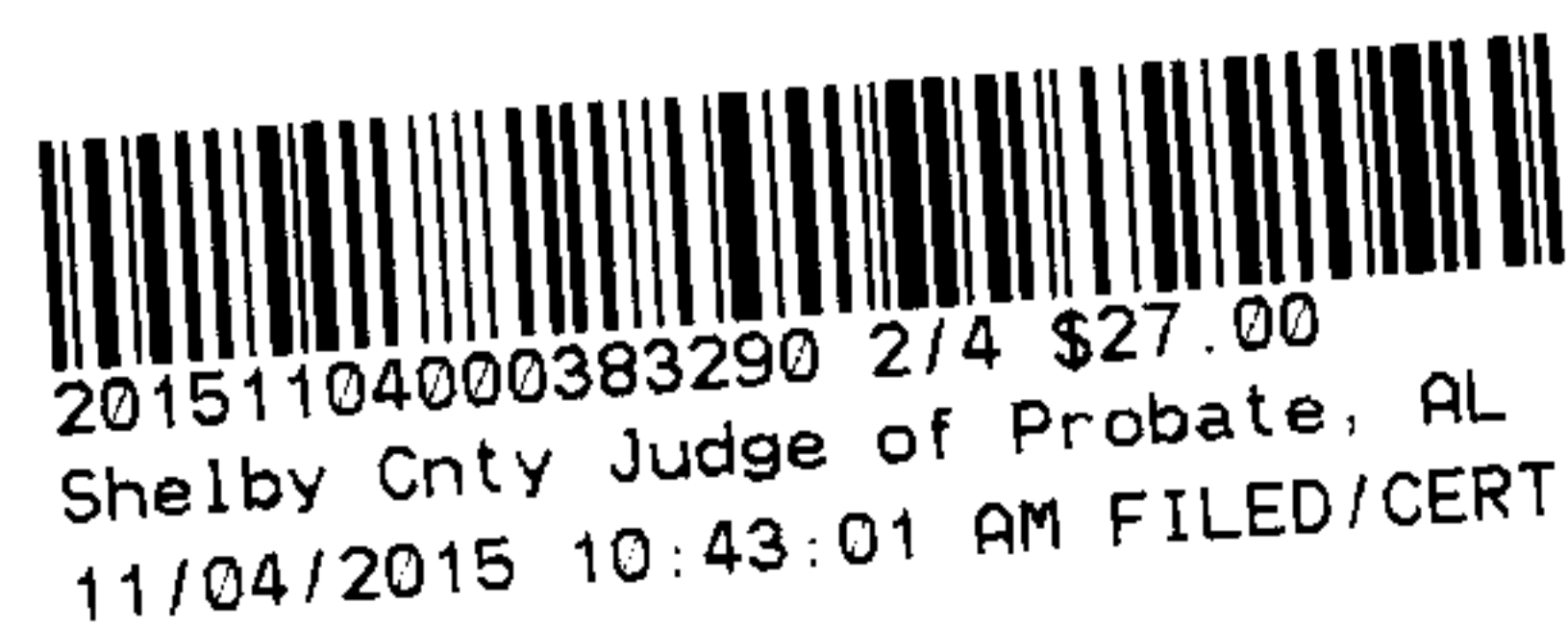
ESTATE OF FANNIE DENORA HARRIS

Linda Lee DeLeon
By: Linda Lee DeLeon

Its: Personal Representative

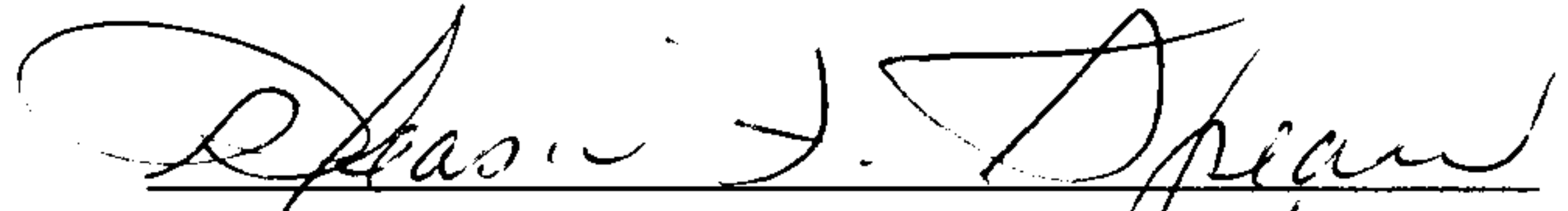
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **LINDA LEE DELEON**, whose name as **Personal Representative** of the **ESTATE OF FANNIE DENORA HARRIS, 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.

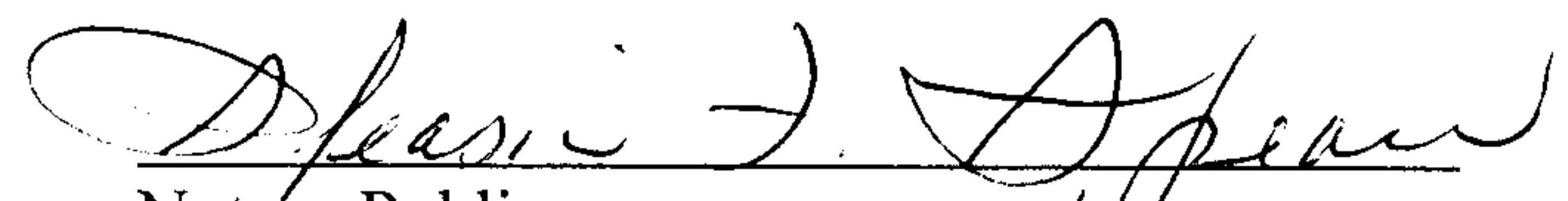
Given under my hand and official seal, this the 30th day of Oct. 2015.


Notary Public
My Commission Expires: 9/3/2018

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ROBBIE LORETTA GREENHILL**, 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.

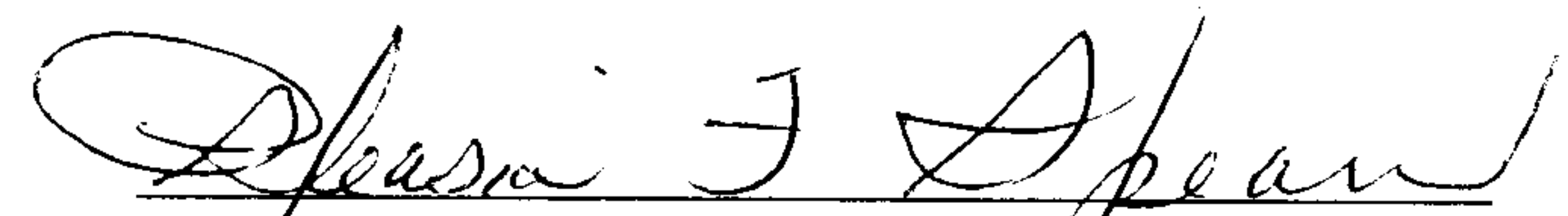
Given under my hand and official seal this 30th day of Oct. 2015.

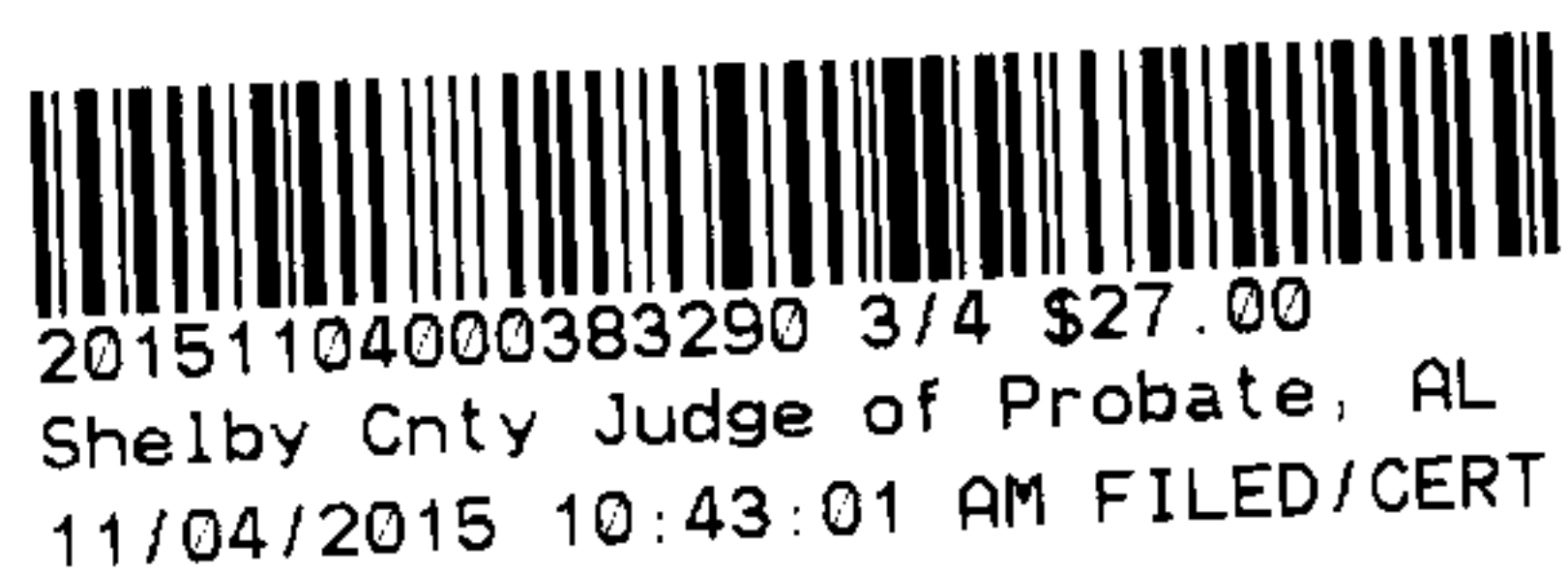

Notary Public
My commission expires: 9/3/2018

~~STATE OF FLORIDA~~
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **TOMMY LEE HARRIS**, 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 30th day of Oct. 2015.


Notary Public
My commission expires: 9/3/18



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 Estate of Fannie Denora Harris
Mailing Address Linda Lee DeLeon, PR
51 Hwy. 255
Montevallo, AL 35115

Grantee's Name Tommy Lee Harris
Mailing Address P. O. Box 91652
Lakeland, FL 33804

Property Address 6586 Hwy. 10
Montevallo, AL 35115

Date: 10/30/15
Total Purchase Price \$ _____
Or
Actual Value \$ 29,250
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
XX Other Personal Representative Deed
AL Code 40-22-1 Exempt

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).

Estate of Fannie Denora Harris

Sign Linda Lee DeLeon
By: Linda Lee DeLeon, Personal Representative


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