


**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**


20160111000009670 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/11/2016 10:59:16 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:

(Name) Frank Michael Hubner

(Address) 630 Season Road

Sterrett AL 35147

**** MINIMUM VALUE NOT REQUIRED-DEED
TAX IS EXEMPT (\$122,400.00)**

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, **Frank Michael Hubner, Personal Representative of the Estate of Nancy L. Phillips Hubner, deceased and Frank Michael Hubner, an unmarried man, as the sole next of kin of Nancy L. Phillips Hubner** (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **Frank Michael Hubner** (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:

Lot 15, according to the Sruvey of Summerchase Phase I, as recorded in Map Book 23, Page 7, in Probate Office of Shelby County, Alabama.

SUBJECT TO: Rights, reservations and restrictions of record.

Source of Title: Instrument No. 20070814000381290.

Nancy L. Phillips Hubner was one and the same person as "Nancy L. Hubner" referenced as Grantee within the above referenced Source of Title.

THIS INSTRUMENT IS EXECUTED PURSUANT TO THE AUTHORITY GRANTED IN THE LAST WILL AND TESTAMENT OF THE DECEDENT, SAME OF WHICH WAS PROBATED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, WITH LETTERS TESTAMENTARY HAVING ISSUED TO GRANTOR ON AUGUST 28, 2015, 2015, CASE NUMBER PR-2015-000384, IN CONJUNCTION WITH THE FACT THAT FRANK MICHAEL HUBNER IS THE SOLE NEXT OF KIN OF THE DECEDENT.

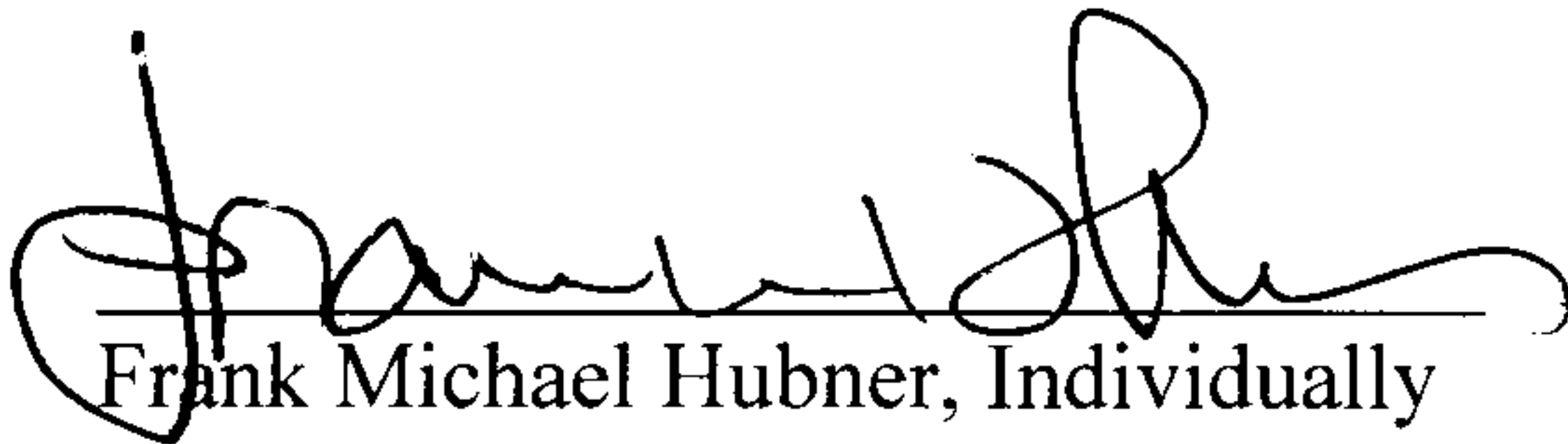
****PURSUANT TO ALABAMA CODE SECTION 40-22-1, NO DEED TAX IS REQUIRED FOR THIS CONVEYANCE, AS THIS INSTRUMENT IS EXECUTED FOR A NOMINAL CONSIDERATION FOR THE PURPOSE OF PERFECTING THE TITLE TO REAL ESTATE**

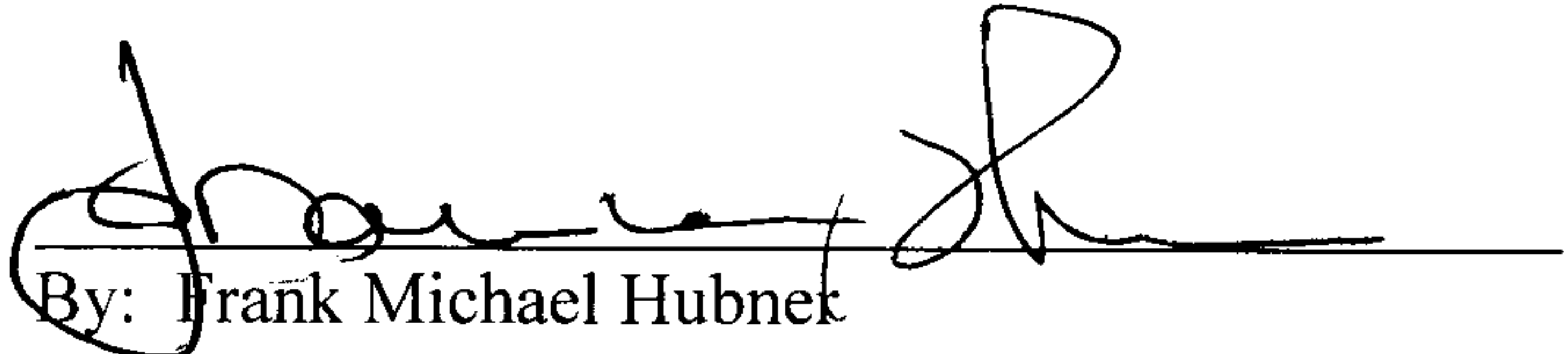
BY CONVEYING SAME AS DIRECTED WITHIN THE DECEDENT'S LAST WILL AND TESTAMENT.

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


IN WITNESS WHEREOF, the said GRANTOR, **FRANK MICHAEL HUBNER, Personal Representative of the Estate of Nancy L. Phillips Hubner (the "Decedent" herein), and Frank Michael Hubner, Individually, as the sole next of kin of said Decedent**, who is authorized to execute this conveyance, has hereto set his hand and seal, this the 7th day of January, 2016.

ESTATE OF NANCY L. PHILLIPS HUBNER


Frank Michael Hubner, Individually

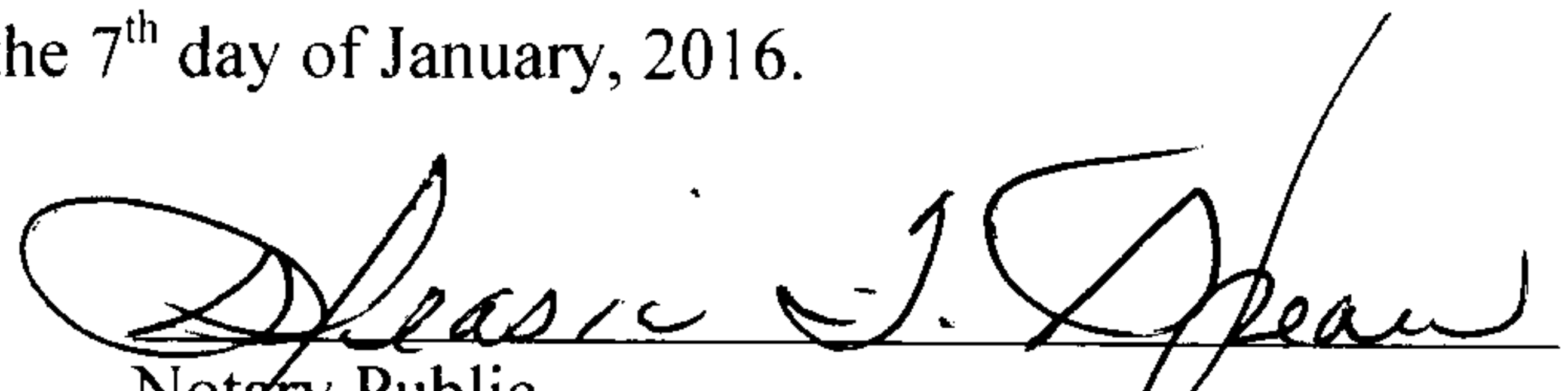

By: Frank Michael Hubner
Its: Personal Representative

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 **Frank Michael Hubner**, whose name as **Personal Representative of the Estate of Nancy L. Phillips Hubner, 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, 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 7th day of January, 2016.

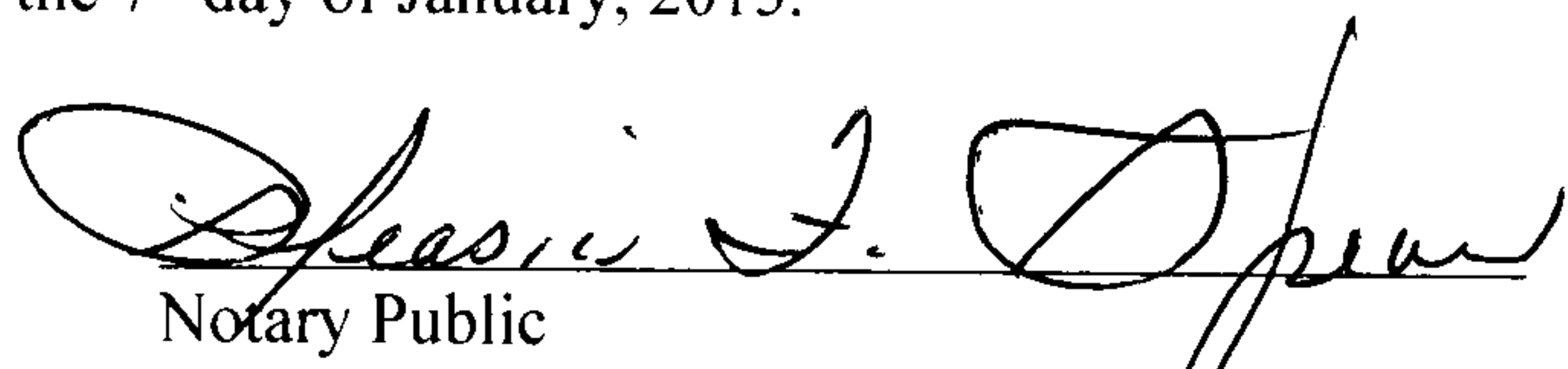

Notary Public
My Commission Expires: 9-3-2018

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL ACKNOWLEDGMENT

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

Given under my hand and official seal, this the 7th day of January, 2015.


Notary Public
My Commission Expires: 9-3-2018



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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 Frank Michael Hubner, P/R
Mailing Address 630 Season Road
Sterrett AL 35147

Grantee's Name Frank Michael Hubner
Mailing Address 630 Season Road
Sterrett AL 35147

Property Address 149 Summerchase Parkway
Calera AL 35040

Date: January 7, 2016
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$122,400.00

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 Conveyance made per Will. Deed is
tax exempt (ALA Code S 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.

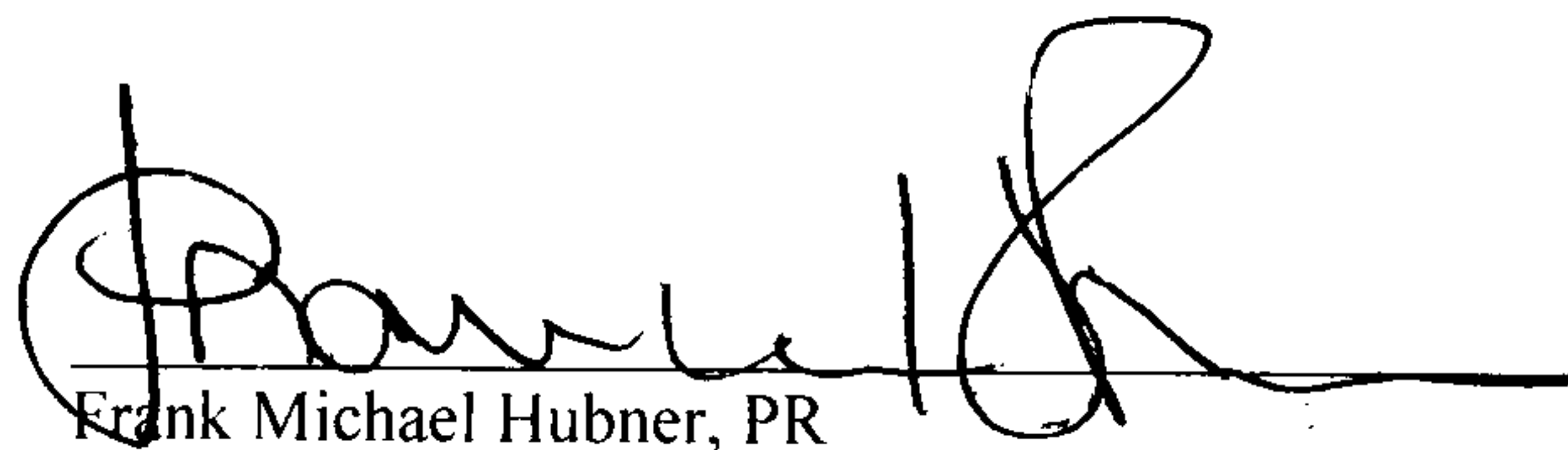
Date of Sale – the date on which interest to the property was conveyed.

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).


Frank Michael Hubner, PR