

**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



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

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)**

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Personal Representative Deed

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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 Survey 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.

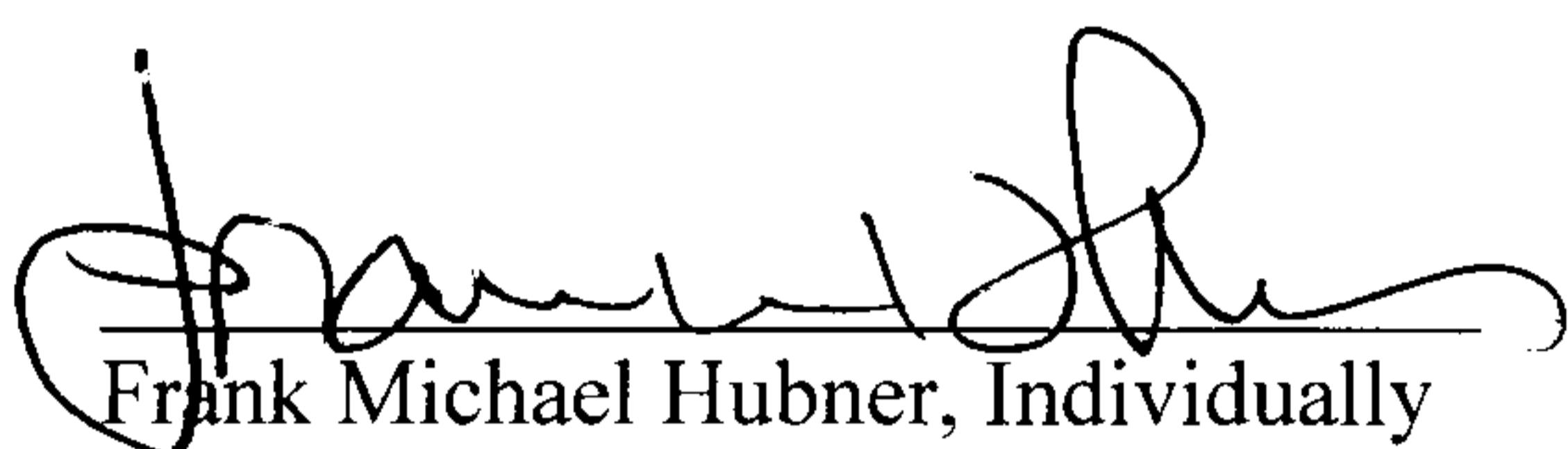
**\*\*PURSUANT TO ALABAMA CODE SECTION 40-22-1, NO DEED TAX IS REQUIRED  
FOR THIS CONVEYANCE, AS THIS INSTRUMENT IS EXECUTED FOR A NOMINAL  
CONSIDERATION FOR THE PURPOSE OF PERFECTING THE TITLE TO REAL ESTATE**

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

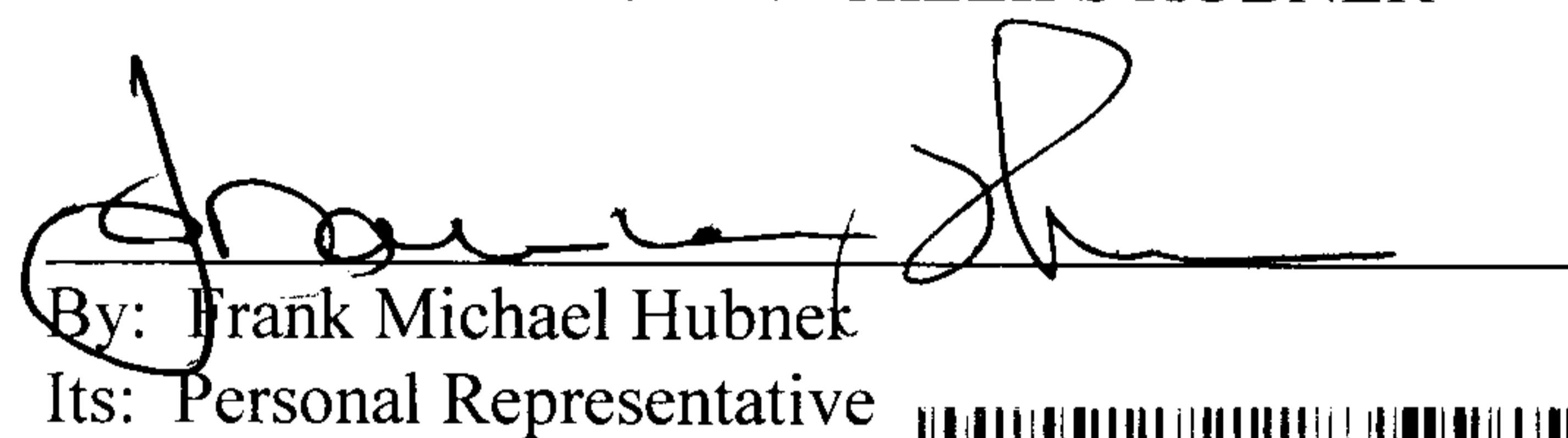
TO HAVE AND TO HOLD, to the said GRANTEE, and Grantee's heirs, successors and assigns forever.

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 7<sup>th</sup> day of January, 2016.

ESTATE OF NANCY L. PHILLIPS HUBNER



Frank Michael Hubner, Individually



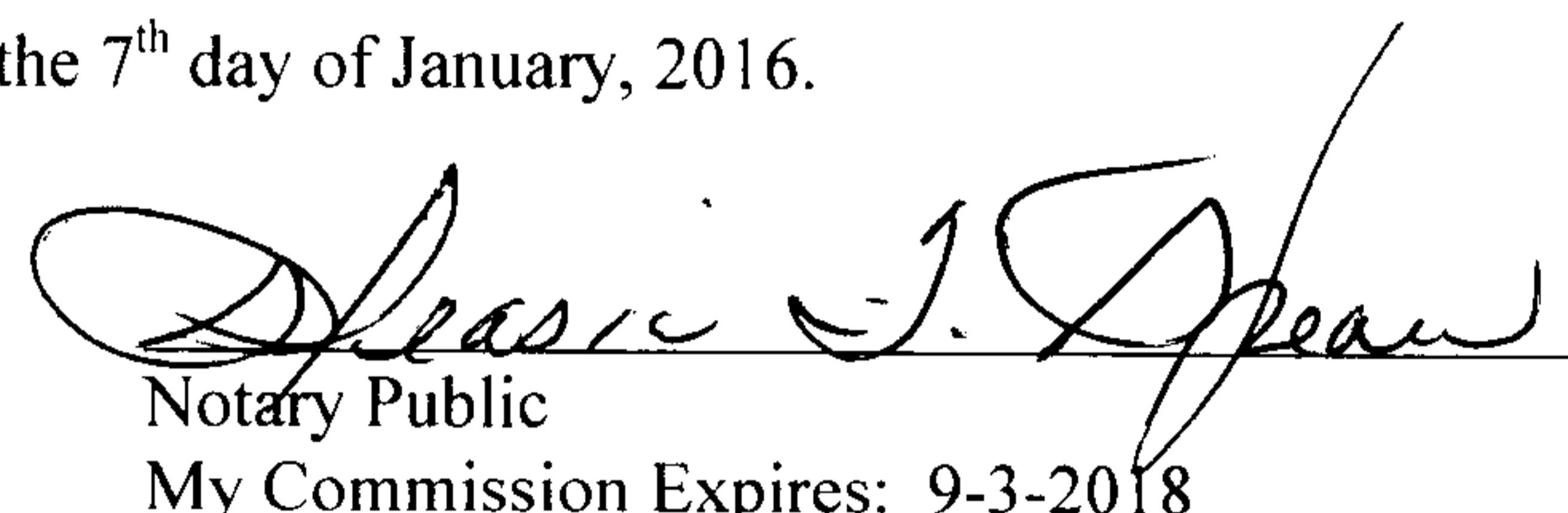
By: Frank Michael Hubner  
Its: Personal Representative

STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20160111000009670 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
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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 7<sup>th</sup> day of January, 2016.



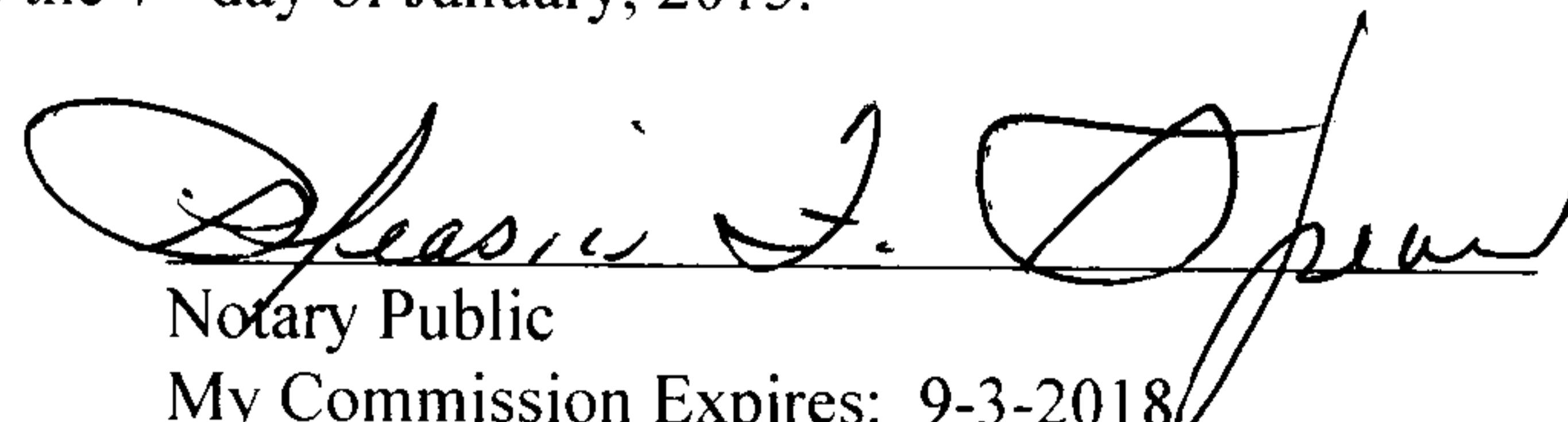
Notary Public  
My Commission Expires: 9-3-2018

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 7<sup>th</sup> 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

Property Address 149 Summerchase Parkway  
Calera AL 35040

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

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.

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## 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(b).

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