

THIS INSTRUMENT WAS PREPARED BY:

John R. Martin, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, AL 35223

SENT TAX NOTICE TO:

Ashley Hardin Pierce  
688 Highway 331  
Columbiana, AL 35051

### ADMINISTRATOR'S DEED


STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

THIS INDENTURE, made and entered into on this the 21<sup>st</sup> day of August, 2015 by and between Elizabeth Harris Holland, the Personal Representative of the Estate of Larry Pierce, Jr., deceased, (hereinafter referred to as "Grantor") and Ashley Hardin Pierce, AKA Elizabeth Ashley Hardin (hereinafter referred to as "Grantee"):

THAT WHEREAS, Larry Pierce, Jr., deceased died testate in Shelby County, Alabama on or about April 12, 2014 and his Last Will and Testament dated December 22, 2011 was admitted to Probate by the Probate Court of Shelby County, Alabama, in Case Number PR-2014-000265 on April 30, 2014, and that in said Last Will and Testament the undersigned Elizabeth Harris Holland, the Grantor herein, was nominated as sole Personal Representative thereof, and Letters Testamentary were duly issued to Elizabeth Harris Holland on April 30, 2014 and Elizabeth Harris Holland is still acting in such capacity as a Personal Representative; and the terms of said decedent's Will provide that a share of the decedent's residuary estate shall be distributed to the grantee; and the grantor, in her capacity as personal representative of the estate, has determined that the real estate described herein and made the subject of this conveyance shall be distributed to the grantee in partial satisfaction of said devise of a share of the decedent's residuary estate; and

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, the Grantor does grant, bargain, sell, convey and transfer unto the Grantee all right, title, interest and claim in and to the following described real property, situated, lying and being in Shelby County, Alabama, to wit:

See Attached Exhibit "A"  
Legal Description

  
20160211000044310 1/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/11/2016 12:32:45 PM FILED/CERT

Subject to:

1. Ad valorem taxes for the current year
2. Mineral and mining rights and all rights incident thereto
3. Easements, rights of way and restrictions of record.
4. The terms of that certain Estate Settlement Agreement dated August 6, 2015 and filed or to be filed in Probate Court of Shelby County, Alabama Case No. PR-2014-000265.

This deed is prepared without the benefit of title insurance or title examination or survey at the request of the grantor and grantee herein. No certification is made as to title. No certification is made as to easements and encroachments, if any.

Larry Pierce, Jr. is one and the same as Larry Hal Dyer Pierce, Jr., the grantee in that certain deed recorded in instrument # 20120127000032580 in the Office of the Judge of Probate, Shelby County, Alabama.

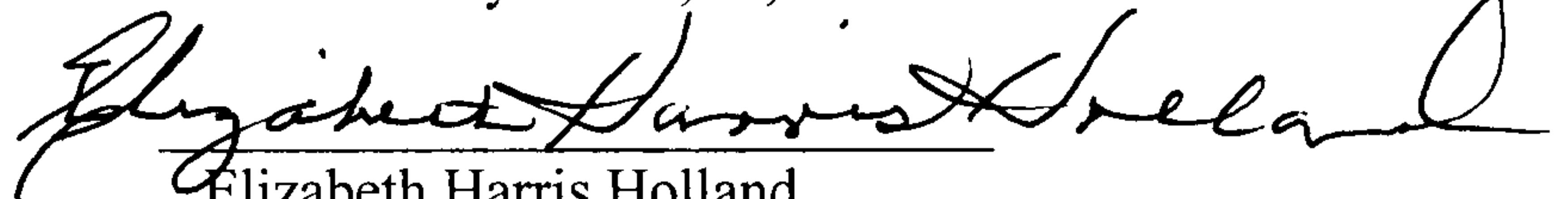
Ashley Hardin Pierce, the Grantee herein, is one and the same as Elizabeth Ashley Hardin, one of the distributees of the Residuary Estate contained in Item Four of the Last Will and Testament of Larry Pierce, Jr., deceased referenced above.

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns forever.

This instrument is executed by the grantor solely in the representative capacity named herein and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the grantor in her individual capacity, and the grantor expressly limits her liability to the representative capacity named.

IN WITNESS WHEREOF, the grantor has executed this conveyance by setting her signature, this 21<sup>st</sup> day of August, 2015.

Estate of Larry Pierce, Jr., deceased



Elizabeth Harris Holland

Personal Representative



20160211000044310 2/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/11/2016 12:32:45 PM FILED/CERT


STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Elizabeth Harris Holland as Personal Representative of the Last Will and Testament of Larry Pierce, Jr., deceased, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of August 2015.

SEAL

Julisa D Parker  
NOTARY PUBLIC  
My commission expires: 3-21-17

  
20160211000044310 3/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/11/2016 12:32:45 PM FILED/CERT




## EXHIBIT "A"

All that parcel of land in Shelby County, State of Alabama, as more fully described in Deed Instrument # 2008/1014000404460, ID # 221120000003.001, being known and designated as a parcel of land located in the North half of the South Half of the southwest quarter of the Southwest quarter of Section 12, Township 12 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said quarter-quarter section, thence in a northerly direction along the West line of said quarter-quarter section a distance of 329.82 feet to the point of beginning, thence continue along last described course a distance of 329.82 feet, thence 90 degrees 20 minutes 30 seconds right in an easterly direction a distance of 641.65 feet, thence 89 degrees 48 minutes 40 seconds right in a southerly direction a distance of 328.82 feet, thence 90 degrees 11 minutes 20 seconds right in a westerly direction a distance of 640.77 feet to the point of beginning.

By fee simple deed from B Allen Short and Debra F Short, husband and wife as set forth in Instrument # 20081014000404460 dated 06/25/2008 and recorded 10/14/2008/, Shelby County records, State of Alabama.

  
20160211000044310 4/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/11/2016 12:32:45 PM FILED/CERT

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:

Elizabeth Harris Holland, P.R.  
Estate of Larry Pierce, Jr., dec'd

Grantee's Name:

Ashley Hardin Pierce

Mailing Address:

Executrix, Estate of Larry Pierce, Jr.  
1327 Grants Mill Road  
Birmingham, AL 35120

Mailing Address:

688 Highway 331  
Columbiana, AL 35051

Property Address:

688 Highway 331  
Columbiana, AL 35051

Original Date of Conveyance: August  
21, 2015  
Value: 200,990

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☒ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

8-21-15  
Date

Elizabeth Harris Holland  
ELIZABETH HARRIS HOLLAND,  
P.R.,  
ESTATE OF LARRY PIERCE, JR.  
dec'd

