

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080


20160224000056540 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/24/2016 10:29:09 AM FILED/CERT

Send Tax Notice to:
Jennifer Renee Edmondson
311 Thompson Road
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

}

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE (\$1.00) DOLLAR, and other good and valuable consideration, this day in hand paid by Jennifer Renee Edmondson, the receipt whereof is hereby acknowledged, and whereas Deborah K. Edmondson, by her last will & testament, devised and bequeathed the below described property to Jennifer Renee Edmondson, the undersigned, Estate of Deborah Kay Edmondson, by Gregory A. Wilson, personal representative, does hereby give, grant, bargain, sell and convey unto the said Jennifer Renee Edmondson, a single woman, in fee simple, with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Jennifer Renee Edmondson, her heirs and assigns in fee simple, forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS CONCERNING THIS PROPERTY.

IN WITNESS WHEREOF, the Estate of Deborah Kay Edmondson, has caused these presents to be executed by its duly authorized Personal Representative this the 18 day of Feb, 2016.

Estate of Deborah Kay Edmondson

By: Gregory A. Wilson
Personal Representative

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STATE OF ALABAMA
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gregory A. Wilson whose name as Personal Representative for the Estate of Deborah Kay Edmondson 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 this instrument, he/she as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of February, 2016.

Justin Smitherman
Notary Public
My Commission Expires: 1/16/17

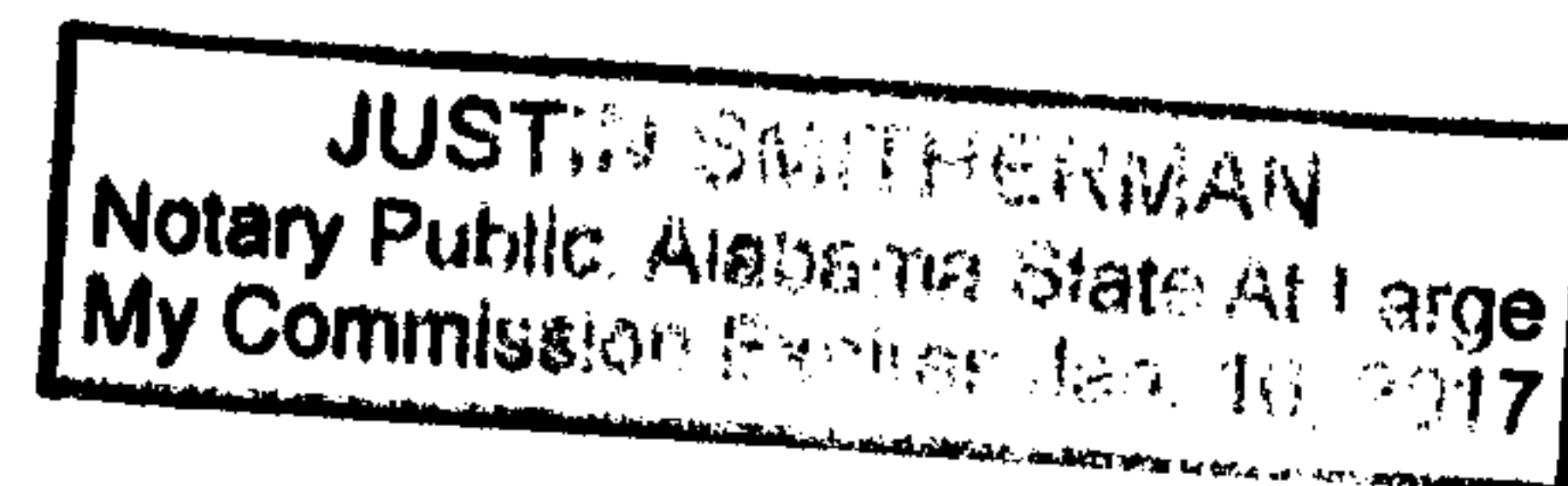


EXHIBIT "A"

Parcel One:

A parcel of land in the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama; described as follows:
Commence at the Northeast corner of said 1/4 - 1/4 Section, thence run South along the East line of said 1/4 - 1/4 and the West line of the Kenton Brant Nickerson Subdivision, as recorded in Map Book 3, page 53, in the Office of Judge of Probate, Shelby County, Alabama, a distance of 838.5 feet, thence turn right 89 deg. 52 min. 47 sec. and run Westerly a distance of 125.00 feet, thence turn right 05 deg. 03 min. 17 sec. and run Northwesterly a distance of 225.31 feet to the point of beginning, thence turn right 13 deg. 54 min. 17 sec. and run Northwesterly a distance of 82.80 feet, thence turn left 22 deg. 48 min. 22 sec. and run Westerly a distance of 181.40 feet to a point on the Easterly right of way of Shelby County Highway #264, thence turn left 172 deg. 54 min. 06 sec. and run Easterly leaving said right of way a distance of 259.72 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject to existing mortgage.



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Parcel Two:

A parcel of land in the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:
Commence at the Northeast corner of said 1/4 - 1/4 Section, thence run South along the East line of said 1/4 - 1/4 and the West line of the Kenton Brant Nickerson Subdivision, as recorded in Map Book 3, Page 53, in the Office of Judge of Probate, Shelby County, Alabama, a distance of 838.5 feet, thence turn right 89 deg. 52 min. 47 sec. and run Westerly a distance of 125.00 feet to the point of beginning, thence turn right 05 deg. 03 min. 17 sec. and run Northwesterly a distance of 225.31 feet, thence turn right 13 deg. 54 min. 17 sec. and run Northwesterly a distance of 82.80 feet, thence turn left 22 deg. 48 min. 22 sec. and run Westerly a distance of 181.40 feet to a point on the Easterly right of way of Shelby County Highway #264, thence turn left 62 deg. 31 min. 49 sec. and run Southwesterly along said Easterly right of way, a distance of 97.48 feet, thence turn left 115 deg. 28 min. 16 sec. and run Easterly a distance of 63.41 feet, thence turn right 75 deg. 27 min. 00 sec. and run Southeasterly a distance of 278.19 feet, thence turn left 77 deg. 07 min. 23 sec. and run Northeasterly a distance of 222.41 feet, thence turn left 59 deg. 01 min. 40 sec. and run Northeasterly a distance of 344.70 feet to the Point of Beginning, containing 2.84 acres, more or less.

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject to existing mortgage.

Real Estate Sales Validation Form

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

Grantor's Name Estate of Deborah Kay Edmondson
Mailing Address 144 Canter Way
Alabaster, AL 35007

Grantee's Name Jennifer Renee Edmondson
Mailing Address 311 Thompson Road
Alabaster, AL 35007

Property Address 311 Thompson Road
Alabaster, AL 35007

Date of Sale 2/18/16
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 247,860.00


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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 Inherited Property from Estate---No Tax

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).

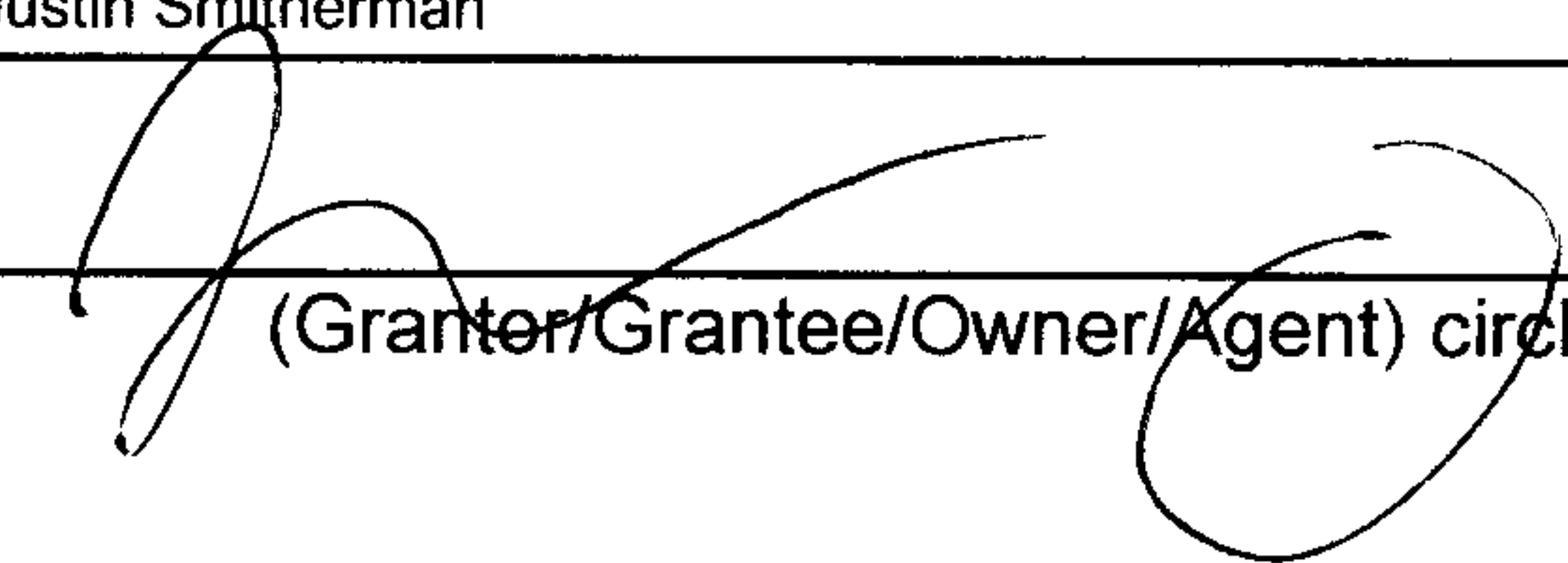
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/18/16

Print Justin Smitherman

☐ Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1