

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

Send Tax Notice to:
Josephine Daniels
101 Queens Gate
Maylene, AL 35114

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 Josephine Daniels, the receipt whereof is hereby acknowledged, and whereas Donnie R. Daniels, by his last will & testament, devised and bequeathed the below described property to Josephine Daniels, the undersigned, Estate of Donald Daniels, by Josephine Daniels, personal representative, does hereby give, grant, bargain, sell and convey unto the said Josephine Daniels, a widow, 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:

LOT 278, ACCORDING TO THE SURVEY OF CEDAR GROVE
AT STERLING GATE, SECTOR 2, PHASE 6 AS RECORDED IN
MAP BOOK 30, PAGE 86, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

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 Josephine Daniels, her heirs and assigns in fee simple, forever.

IN WITNESS WHEREOF, the Estate of Donald Daniels, has caused these presents to be executed by its duly authorized Personal Representative this the 20 day of April, 2016.

Estate of Donald Daniels

By: Josephine Daniels
Personal Representative

20160421000130730 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/21/2016 09:59:06 AM FILED/CERT

Donald Daniels, Donnie Daniels, and Donnie R. Daniels are one and the same person.

STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Josephine Daniels whose name as Personal Representative for the Estate of Donald Daniels 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 20th day of April, 2016.

[Signature]
Notary Public

My Commission Expires: 1/16/17

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 16, 2017

20160421000130730 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/21/2016 09:59:06 AM 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 Estate of Donnie Daniels
Mailing Address 101 Queens Gate
Maylene, AL 35114

Grantee's Name Josephine Daniels
Mailing Address 101 Queens Gate
Maylene, AL 35114

Property Address 101 Queens Gate
Maylene, AL 35114

Date of Sale 04/20/2016

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 150,900.00

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
☒ Other Tax Assessor's Value---\$1 No Tax Fee---Inheritance

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 04/20/2016

Print Justin Smitherman

 Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20160421000130730 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/21/2016 09:59:06 AM FILED/CERT

Form RT-1