


**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**


20160429000143080 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
04/29/2016 03:32:39 PM 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) Delores S. Adkins

(Address) P. O. Box 361

Montevallo, AL 35115

**** MINIMUM VALUE NOT REQUIRED
DEED TAX IS EXEMPT**

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, **Delores S. Adkins, as Personal Representative of the Estate of Sam Dickinson Adkins, deceased; Delores S. Adkins, an unmarried woman; and Sammie A. Cockrell, a married woman** (herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto **Delores S. Adkins and Sammie A. Cockrell, as tenants in common** (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:

PARCEL C:

A Parcel of land lying on the west side of Shelby County Highway 19(AKA Enon Road)(80' Right of Way), located in Fractional Section 1, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCING at a 2" pipe currently marking the locally accepted southeast corner of said Section 1, and the locally accepted southwest corner of Section 6, Township 24 North, Range 13 East, also being the southeast corner of Valley Grande Farms(MB 40, PG 55), thence northerly along the range line of Range 12 and 13 East, also being the east line of Valley Grande Farms for a distance of 733.34 feet to a 5/8" rebar marking the intersection of said range line and the east line of Valley Grande Farms; thence leaving said range line, North 02° 13' 31" West along the east line of Valley Grande Farms for a distance of 531.26 feet to a 2" pipe marking the northeast corner of Valley Grande Farms; thence North 65° 30' 09" West along the north line of Valley Grande Farms for a distance of 904.70 feet to the eastern right of way of said Shelby County Highway 19, said point being a 2" pipe; thence leaving the eastern side of said right of way, North 65° 22' 99" West for a distance of 232.02 feet to a 1/2" rebar on the western right of way of said Shelby County Highway 19, said point being the POINT OF BEGINNING of the parcel herein described; thence leaving said right of way North 65° 27' 12" West along the north line of Valley Grande Farms for a distance of 476.38 feet to a 2" pipe marking the northwest of Valley Grande Farms; thence leaving Valley Grande Farms North 01° 37' 27" West for a distance of 141.92 feet to a 5/8" rebar; thence South 89° 17' 16" East for a distance of 242.14 feet to the eastern right of way of said Highway 19, said point being on a curve to the left having a radius of 740.00 feet, with a chord bearing of South 30° 29' 50" East and a chord distance of 389.25 feet; thence along said arc a distance of 393.89 feet to the POINT OF BEGINNING of the parcel herein described. Said Parcel containing 1.47 Acres, more or less.

ALSO, A PARCEL DESCRIBED AS FOLLOWS:

COMMENCING at the Northeast corner of Section 20, Township 22 South, Range 3 West, and run in a westerly direction along the North line of said 1/4 - 1/4 section line as established by Jimmy Riggins for a distance of 393.50 feet to a point; thence turn an angle left of 90°00' and run in a Southerly direction for 2594.85 feet to a 5/8" rebar, said point being referenced by a 1" pipe North 16°13'08" East for a distance of 1204.53 feet; thence turn a deflection angle to the right of 11°51'33" for a bearing of South 16°13'08" West for a distance of 200.00 feet to a 5/8" rebar and the POINT OF BEGINNING of the parcel herein described; thence South 16°13'08" West for a distance of 733.55 feet to a 5/8" rebar on the north right of way of Shelby County Highway 10; thence along said right of way for the following six calls: North 62°25'06" West a distance of 617.45 feet to a 5/8" rebar and the beginning of a curve to the right having a radius of 2864.28 feet and a delta angle of 3°43'02" with a chord bearing of North 60°33'34" West and a chord distance of 185.80 feet; thence along said curve an arc distance of 185.83 to a concrete monument; thence North 27°54'00" East for a distance of 10.00' feet to a concrete monument; thence North 57°35'03" West for a distance of 283.20 feet to a concrete monument and the beginning of a curve to the left having a radius of 1185.92 feet and a delta angle of 17°21'00" with a chord bearing of North 67°13'19" West and a chord distance of 357.74 feet; thence along said curve an arc distance of 359.11 feet to a concrete monument; thence North 74°56'03" West for a distance of 190.74 feet to a point in the center of King Creek, said point being referenced by a 5/8" rebar South 74°56'03" East for a distance of 40.00 feet; thence leaving said right of way and following the centerline of King Creek for the next fourteen calls: North 20°38'52" East for 143.88 feet, North 24°31'14" West for 247.40 feet, North 31°41'59" West for 60.00 feet, North 41°41'59" West for 52.80 feet, North 47°59'31" West for 176.70 feet, North 33°29'31" West for 40.50 feet, North 23°29'31" West 203.30 feet, North 29°45'29" East for 42.00 feet, North 69°50'29" East for 82.00 feet, North 60°20'29" East for 198.00 feet, North 7°20'29" East for 84.00 feet, North 79°20'29" East for 119.00 feet, North 60°20'29" East for 229.00 feet, North 6°50'29" East for 34.03; thence leaving King Creek South 46°13'57" East for a distance of 1919.46 feet to the POINT OF BEGINNING of the parcel herein described. Said parcel containing 39.25 acres, more or less.

The legal descriptions hereinabove referenced are derived from the surveys of J. Clayton Lynch, PLS No. 34331, dated February 17, 2016 and March 14, 2016.

SUBJECT TO: Rights, reservations and restrictions of record.


Sam Dickinson Adkins died intestate on or about March 7, 2015, and Letters Testamentary were granted to Delores S. Adkins in the Probate Court, Shelby County, Alabama, on June 29, 2015, which case is identified by Case No. PR-2015-000225. The decedent left no spouse to survive him and his only next of kin were his daughters, Delores S. Adkins and Sammie A. Cockrell.

The real property hereinabove described does not constitute the homestead property of the married grantor, nor that of her spouse, neither is it contiguous thereto.

The Decedent, Sam Dickinson Adkins, was one and the same person as "Sam Adkins" and "Sam D. Adkins", and sometimes used said names interchangeably.

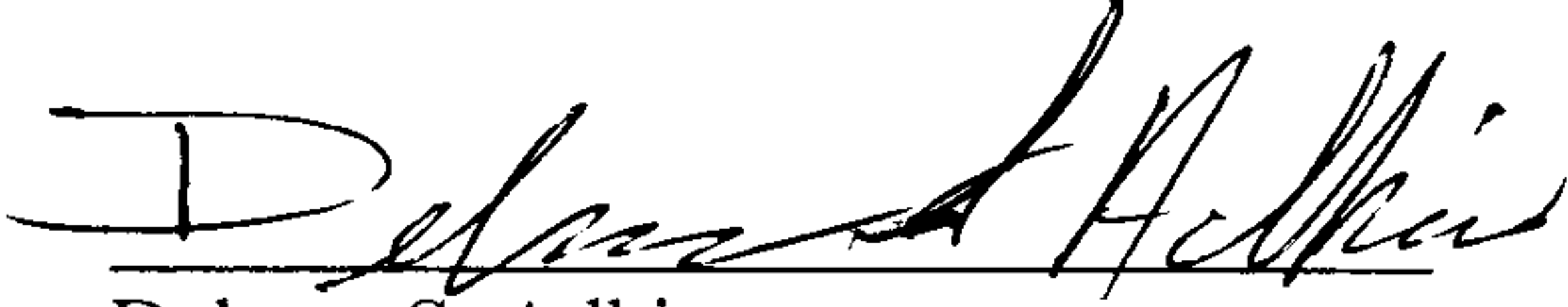
This instrument is executed pursuant to the authority of the Personal Representative, as joined by the only next of kin of the Decedent.

****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 by the intestate succession statutes of the State of Alabama.**


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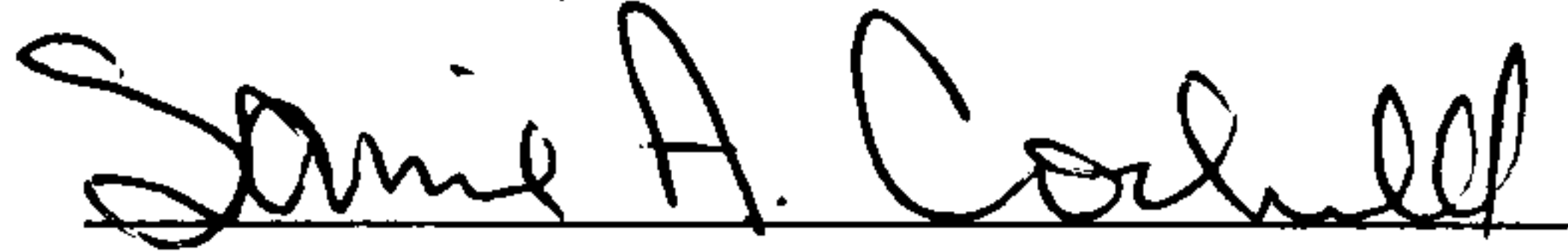
TO HAVE AND TO HOLD, to the said GRANTEE, and Grantee's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, have hereto set their hands and seals, this the 28th day of April, 2016.



Delores S. Adkins
(Individually)

ESTATE OF SAM DICKINSON ADKINS



Sammie A. Cockrell
(Individually)

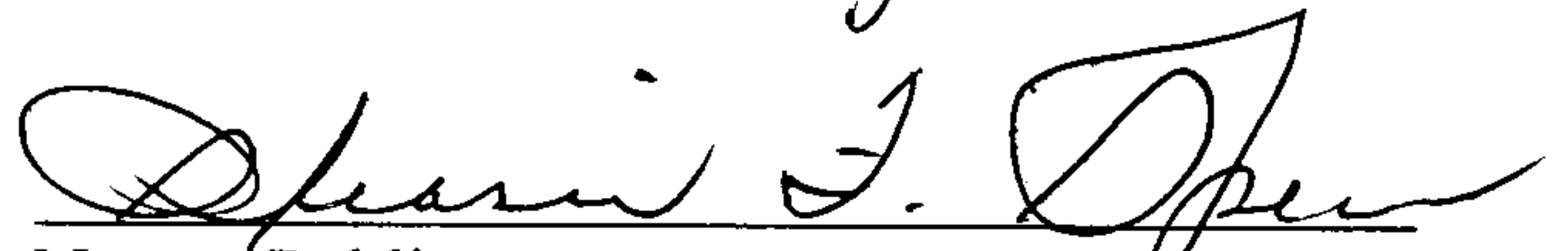


By: Delores S. Adkins
Its: Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Delores S. Adkins**, whose name as **Personal Representative** of the **Estate of Sam Dickinson Adkins, 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/she, 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 28th day of April, 2016.



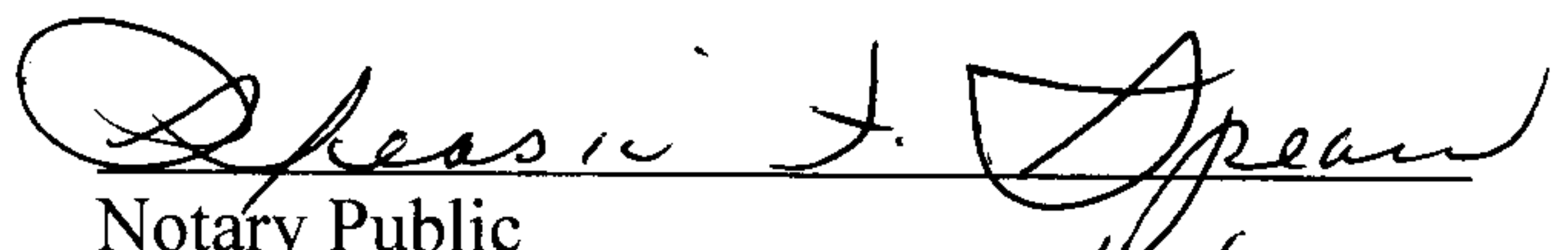
Notary Public

My Commission Expires: 9/3/2018

STATE OF ALABAMA)
COUNTY OF SHELBY)

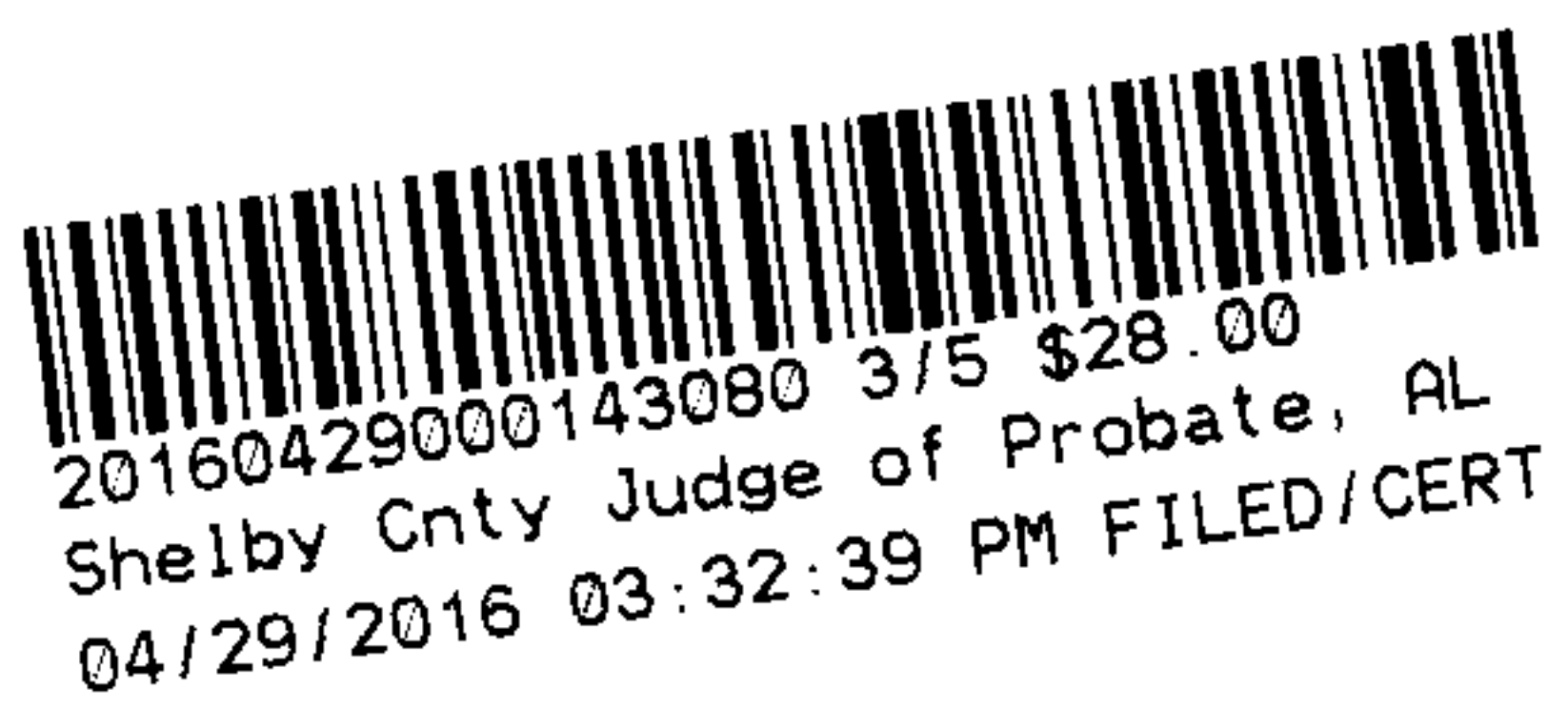
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Delores S. Adkins**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, 2016.



Notary Public

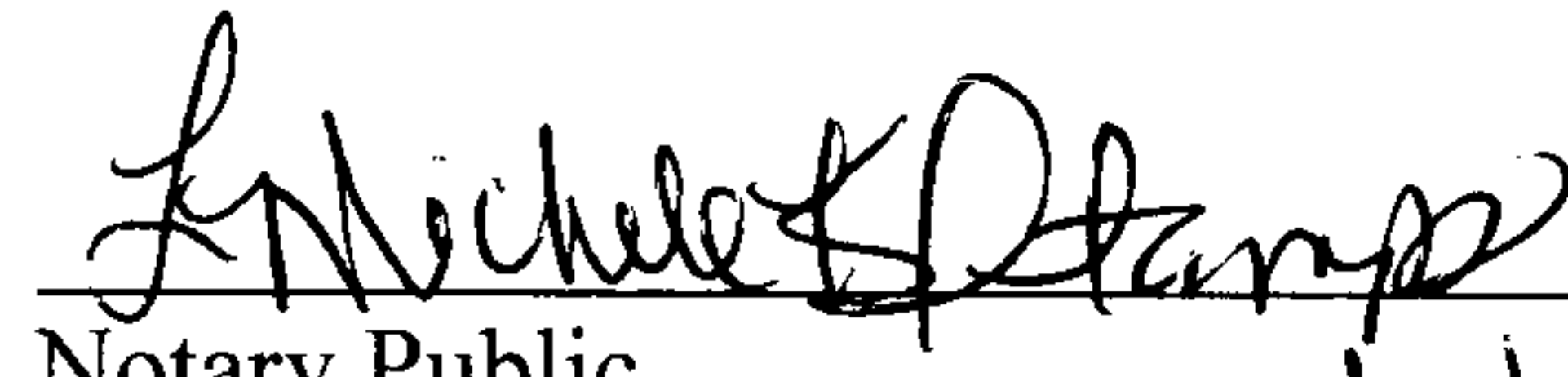
My commission expires: 9/3/2018




STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sammie A. Cockrell**, 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/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April 2016.



Notary Public
My commission expires: 5/18/19


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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	<u>Delores S. Adkins, et al</u>	Grantee's Name	<u>Delores S. Adkins and</u>
Mailing Address	<u>P O Box 361</u>	Mailing Address	<u>Sammie A. Cockrell</u>
	<u>Montevallo AL 35115</u>		<u>P O Box 361</u>
			<u>Montevallo AL 35115</u>
Property Address	<u>Vacant Land</u>	Total Purchase Price	\$ <u> </u>
	<u>Montevallo AL 35115</u>	Or	
		Actual Value	\$ <u> </u>
		Or	
		Assessor's Market Value	\$ <u>198,000.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other, Estate conveyance exempting deed
<input type="checkbox"/> Closing Statement	tax. Alabama Code Sec 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.

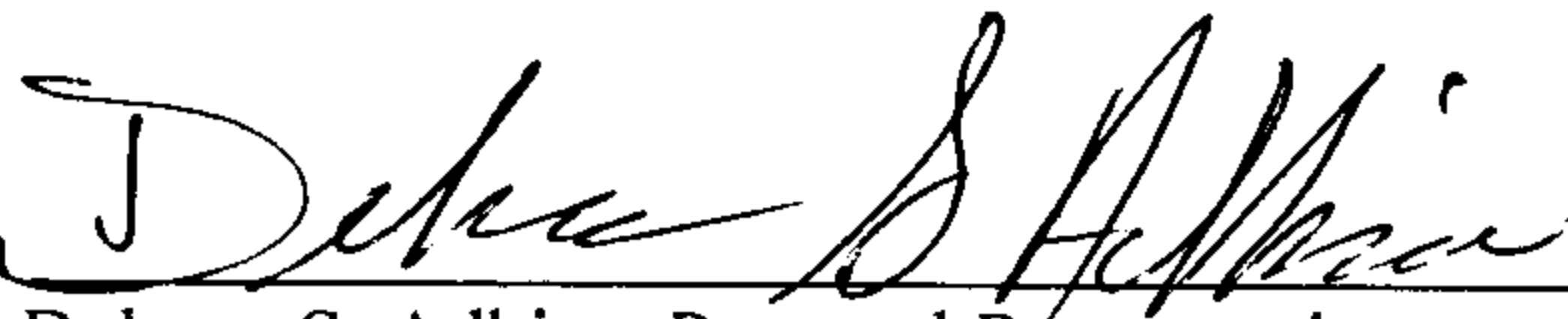
Date of Sale – the date on which interest to the property was conveyed.

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).

Sign 
Delores S. Adkins, Personal Representative



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