

20160429000143090 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/29/2016 03:32:40 PM FILED/CERT

**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

Send Tax Notice to:

(Name) Sammie A. Cockrell

(Address) 2423 Huntington Glen Drive

Birmingham, AL 35226

**** 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 **Sammie A. Cockrell** (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 B:

A Parcel of land lying on the east 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 said 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, said point being the POINT OF BEGINNING of the Parcel herein described; 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 north line of Valley Grande Farms, along the eastern right of way of said Highway 19 the following calls: North 44° 55' 50" West, 183.83 feet to a curve to the right; along curve for an arc distance of 601.36 with a radius of 660.00 feet, having a chord bearing of North 21° 42' 04" West and chord distance of 580.77 feet; North 02° 03' 13" East, 478.12 feet to a 5/8" rebar; thence leaving said right of way South 73° 15' 46" East for a distance of 251.06 feet to a 5/8" rebar; thence North 27° 46' 37" East for a distance of 303.91 feet to the centerline of Old Highway 25 roadbed (abandoned right of way), said point being a 5/8" rebar; thence along the centerline of the Old Highway 25 the following two calls: South 70° 00' 54" East, 894.80 feet to a 1/2" rebar; North 89° 49' 37" East, 200.01 feet to a 5/8" rebar; thence leaving said centerline South 10° 53' 52" West for a distance of 1439.93 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 38.10 Acres, more or less.

The legal description hereinabove referenced is derived from the survey of J. Clayton Lynch, PLS No. 34331, dated February 17, 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.

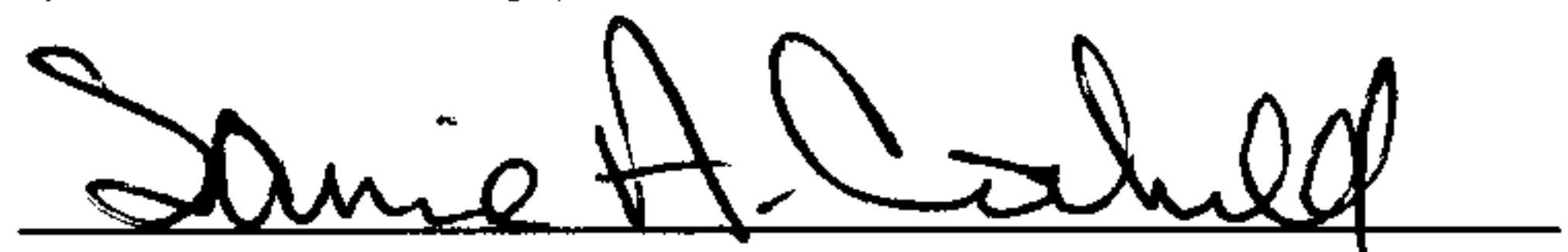
**Pursuant to Alabama Code Section 40-22-1, no deed tax is required for this conveyance, as this instrument is executed for a nominal consideration for the purpose of perfecting the title to real estate by conveying same as directed by the intestate succession statutes of the State of Alabama.

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.

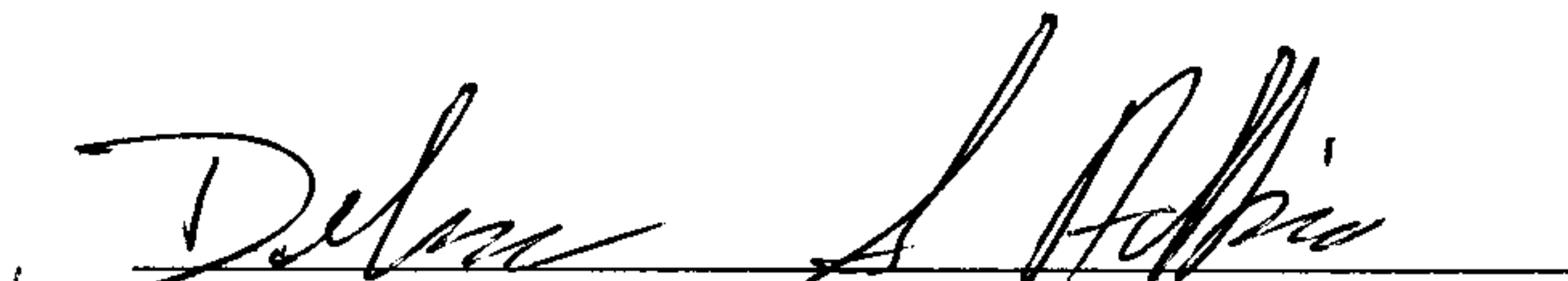


Delores S. Adkins
(Individually)



Sammie A. Cockrell
(Individually)

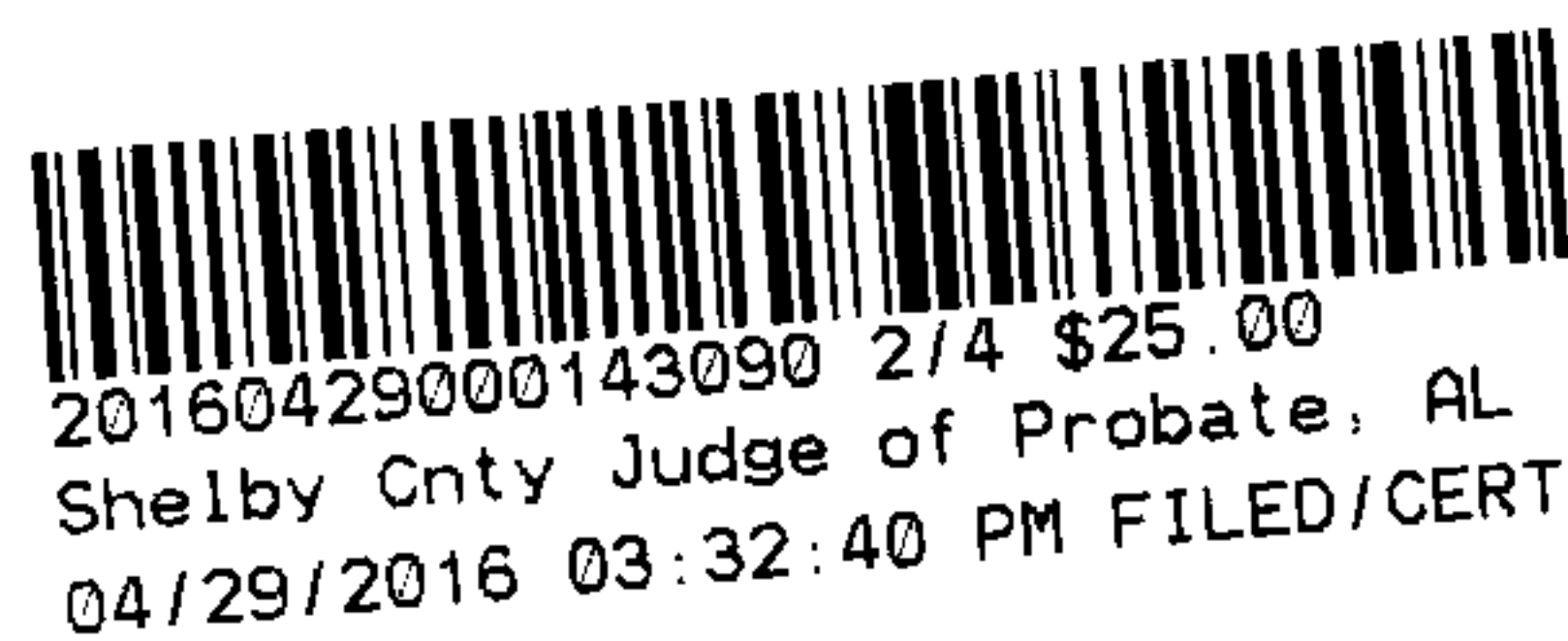
ESTATE OF SAM DICKINSON ADKINS



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.

Dorcas J. Spear
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.

Dorcas J. Spear
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 24th day of April 2016.

Leticia K. O'Connell
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 Delores S. Adkins, et al
Mailing Address P O Box 361
Montevallo AL 35115

Grantee's Name Sammie A. Cockrell
Mailing Address 2423 Huntington Glen Drive
Birmingham AL 35226

Property Address Vacant Land
Montevallo AL 35115

Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ 161,000.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other, Estate conveyance exempting deed
☐ 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
Delores S. Adkins, Personal Representative



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