


**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION**

  
20160429000143100 1/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
04/29/2016 03:32:41 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**

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**Personal Representative Deed**

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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** (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 A:**

A Parcel of land located in Fractional Section 1, Township 24 North, Range 12 East, and Fractional Section 6, Township 24 North, Range 13 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, said point being the POINT OF BEGINNING of the Parcel herein described; thence leaving said range line, North 02° 13' 31" West continuing 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 10° 53' 52" East for a distance of 1439.93 feet to the centerline of Old Highway 25 roadbed (abandoned right of way), said point being a 5/8" rebar; thence along said centerline of Old Highway 25 North 89° 49' 37" East for a distance of 1069.29 feet to a 5/8" rebar marking the northeast corner of the Northwest Quarter of the Southwest Quarter of Section 6; thence South 01° 16' 56" East along the east line of said Quarter-Quarter for a distance of 1318.91 feet to a 5/8" rebar at the southeast corner of said Quarter-Quarter of said Section 6; thence South 85° 53' 09" West for a distance of 1088.75 feet to a 5/8" rebar marking the intersection of the south line of said Quarter-Quarter and the common range line of Range 12 and 13 East; thence along said range line South 25° 40' 25" West for a distance of 611.78 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 39.87 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 of Administration 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.

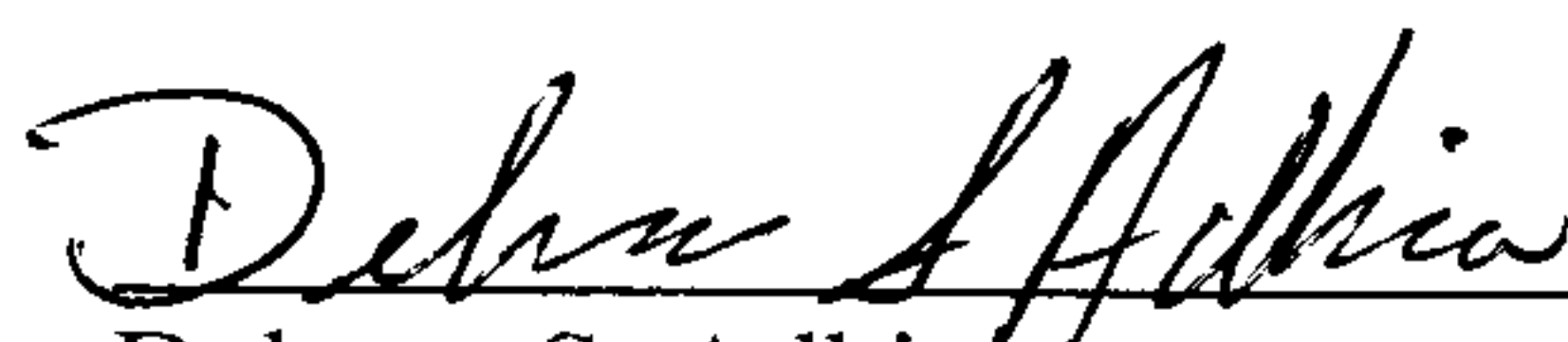
The Decedent, Sam Dickinson Adkins, was one and the same person as "Sam Adkins" and "Sam D. Adkins", and sometimes used said names interchangeably.

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

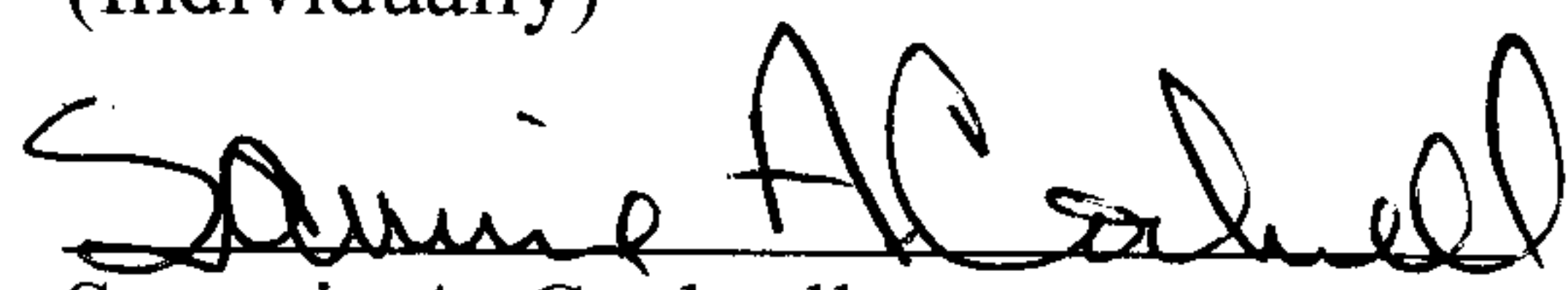
\*\*Pursuant to Alabama Code Section 40-22-1, no deed tax is required for this conveyance, as this instrument is executed for a nominal consideration for the purpose of perfecting the title to real estate by conveying same as directed by the intestate succession statutes of the State of Alabama.

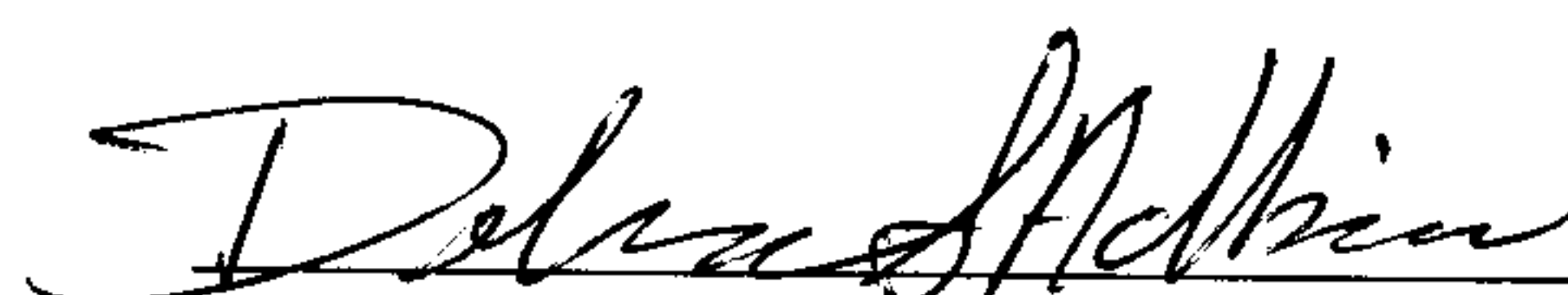
TO HAVE AND TO HOLD, to the said GRANTEE, and Grantee's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, have hereto set their hands and seals, this the 28<sup>th</sup> 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.

  
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Given under my hand and official seal, this the 28<sup>th</sup> day of April 2016.

Deasia 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 28<sup>th</sup> day of April 2016.

Deasia 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 26<sup>th</sup> day of April 2016.

Michelle K. Stamp  
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 Delores S. Adkins  
Mailing Address P O Box 361  
Montevallo AL 35115

Property Address 2025 Co. Rd. 89  
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  
☐ Sales Contract  
☐ Closing Statement  
☒ Appraisal  
☒ Other, Estate conveyance exempting deed 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.

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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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