

Prepared by:

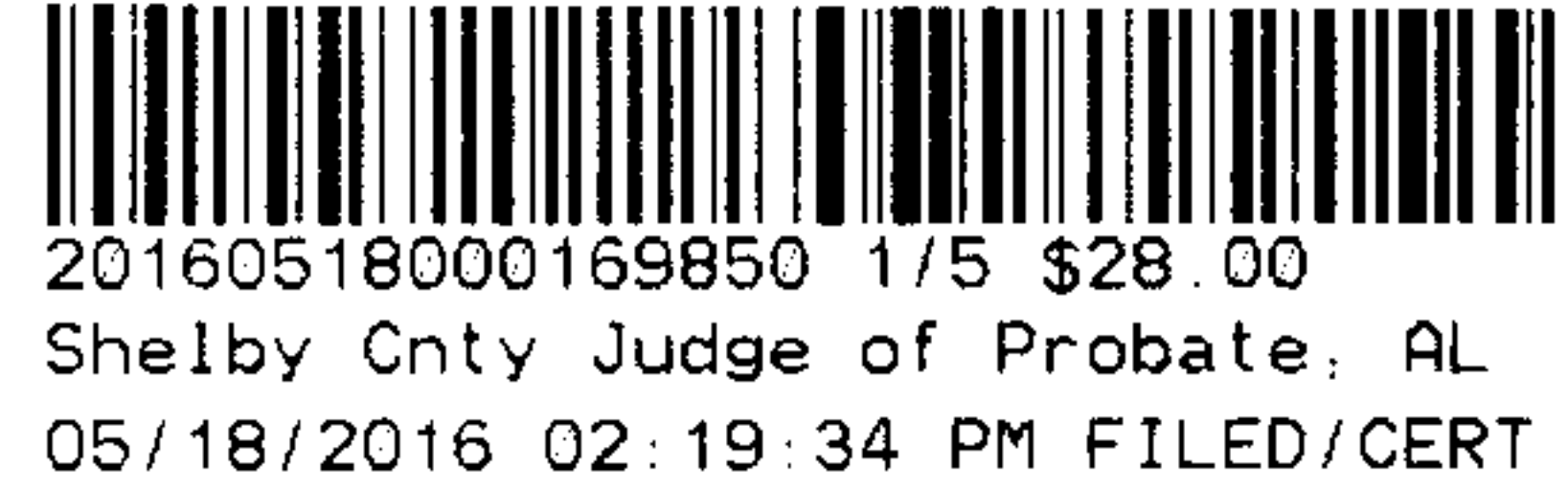
James R. Clifton

Andalusia, AL 36421

The aforementioned attorney does not certify title for this conveyance, is not the closing attorney for this conveyance, and prepared this deed from information provided by the parties.

STATE OF ALABAMA)
SHELBY COUNTY)

DEED



WHEREAS, Robert C. Hughes died on the 5th day of July, 2014, and at the time of his death left real property in Shelby County, Alabama; and

WHEREAS, the Last Will and Testament of Robert C. Hughes is probated in Shelby County, Alabama, bearing Case No. PR 2014-000775; and

WHEREAS, the Last Will and Testament of Robert C. Hughes named Fred Eugene Self, II, as Personal Representative; and

WHEREAS, the undersigned Fred Eugene Self, II, was duly appointed the Personal Representative of the Estate of Robert C. Hughes, Deceased, by the Probate Court of Shelby County, Alabama pursuant to said Last Will and Testament; and

WHEREAS, the Letters Testamentary issued to Fred Eugene Self, II and said Last Will and Testament gave to Fred Eugene Self, II the power to transfer and sell the real property of the estate; and

WHEREAS, the undersigned Fred Eugene Self, II and Sherri Hughes Griswold are the sole and only heirs at law of Robert C. Hughes, Deceased; and

WHEREAS, pursuant to the Second Article of the Last Will and Testament of Robert C. Hughes the property described below was left to Fred Eugene Self, II and Sherri Hughes Griswold; and

WHEREAS, further, the undersigned wish that all the property owned by Robert C. Hughes, Deceased, at the time of his death be left to Fred Eugene Self, II, hence this Deed.

NOW, THEREFORE IN CONSIDERATION OF THE PREMISES, and the sum of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid to the undersigned, Fred Eugene Self, II, (a single person) Individually and as Personal Representatives of the Estate of Robert C. Hughes, Deceased, and Sherri Hughes Griswold (a married person) herein referred to as Grantors, the receipt of which is hereby acknowledged, the undersigned Grantors have this day bargained, sold and by those presents do hereby grant, bargain, sell and convey

Fred E. Self, II
Sherri Hughes Griswold

unto Fred Eugene Self, II, herein referred to as Grantee, in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:



20160518000169850 2/5 \$28.00
Shelby Cnty Judge of Probate, AL
05/18/2016 02:19:34 PM FILED/CERT

Parcel 1:

All that part of the West half of the NE 1/4 of Section 8, Township 21 South, Range 1 East which lies south of Alabama Highway 25 and north of railroad right of way, less and except the western most 210 feet of said parcel lying north of railroad right of way. (Parcel Number: 20-3-08-0-000-002.000)

Parcel 2:

All that part of the East half of the West half of the NE 1/4 of Section 8, Township 21 South, Range 1 East which lies south of railroad right of way. (Parcel Number: 20-3-08-0-000-002.000)

Parcel 3:

All that part of the West half of the West half of the NE 1/4 of Section 8 in Township 21 South, Range 1 East, that lies south of railroad right of way. (Parcel Number: 20-3-08-0-000-002.000)

Parcel 4:

All of the NE 1/4 of the SW 1/4 of Section 8, Township 21 South, Range 1 East except the West 10 acres of said forty. (Parcel Number: 20-3-08-0-000-013.000)

It being the purpose and intent of this Deed to convey all property owned by Robert C. Hughes at the time of his death to Grantee herein.

All parcels of land subject to restrictions, easements and rights of way of record.

This property does not constitute the homestead of Grantors herein or their spouses.

TO HAVE AND TO HOLD the said real estate unto the said Grantee, his heirs and assigns in fee simple forever.

IN WITNESS WHEREOF, the said Fred Eugene Self, II, Individually and as Personal Representative of the Estate of Robert C. Hughes, and Sherri Hughes Griswold have hereunto subscribed their name on this 28 day of April,

Fred E. Self, II
Sherri Hughes Griswold

2016.



20160518000169850 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
05/18/2016 02:19:34 PM FILED/CERT

(SEAL)

Fred E. Self, II

FRED EUGENE SELF, II

Individually and As Personal
Representative of the Estate of
Robert C. Hughes

(SEAL) Sherri Hughes Griswold

SHERRI HUGHES GRISWOLD

STATE OF ALABAMA)
Shelby COUNTY)

I, Jamie Kernoshevich, a Notary Public in and for said County, in said State, hereby certify that FRED EUGENE SELF, II, Individually and as Personal Representative of the Estate of Robert C. Hughes, 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, Individually and in his capacity as such Personal Representatives executed the same voluntarily on the day the same bears date.

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

[Signature]

Notary Public

My commission expires:
Notary Public - Alabama State At Large
My Commission Expires
May 24, 2017

(NOTARIAL SEAL)

STATE OF ALABAMA)
Lee COUNTY)

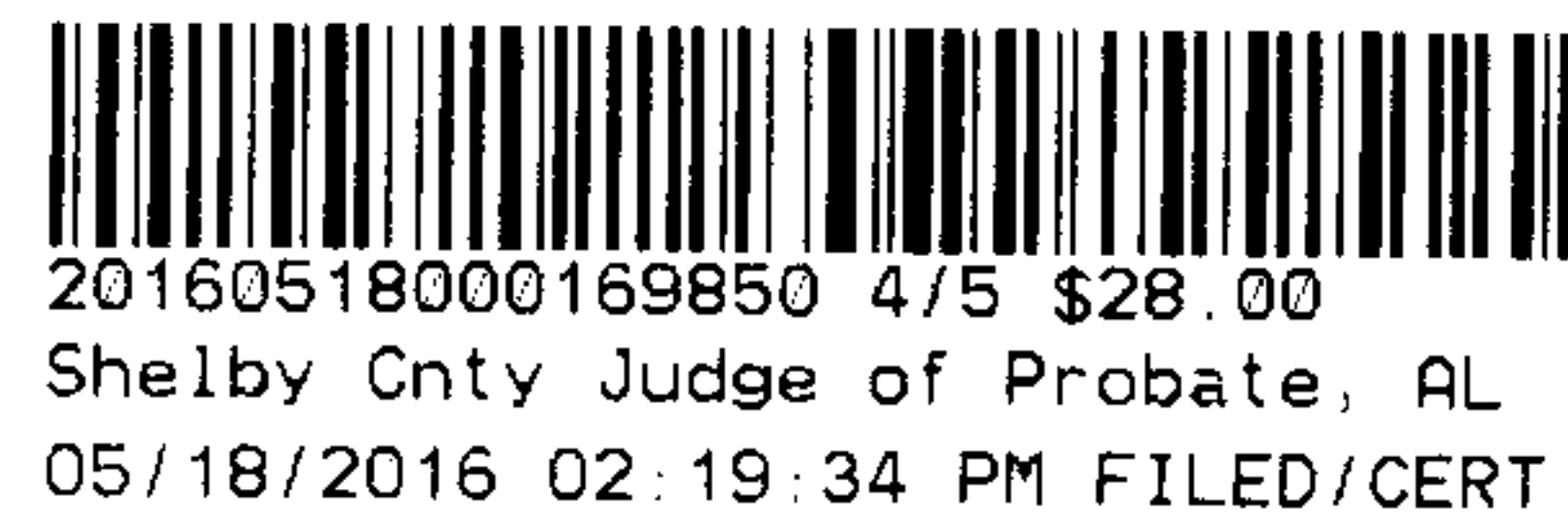
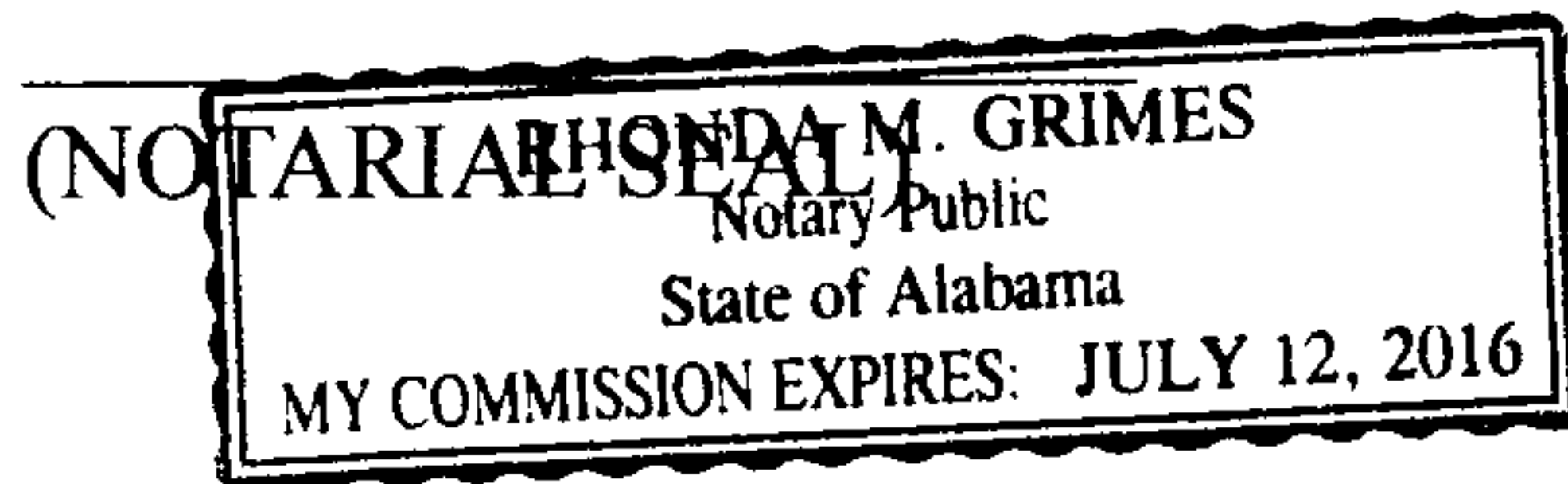
I, Shanda M. Grimes, a Notary Public in and for said County, in said State, hereby certify that SHERRI HUGHES GRISWOLD whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9 day of ^{May}~~April~~, 2016.

Shanda M. Grimes

Notary Public

My commission expires: 07/12/16



GRANTEES' ADDRESS:

Fred Eugene Self, II
P.O. Box 74
Columbiana, AL 35051

Real Estate Sales Validation Form

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

Grantor's Name Robert C. Hughes
Mailing Address 26116 Hwy 25
Wilsonville, AL 35186

Grantee's Name Fred E. Self, II
Mailing Address P.O. Box 74
Columbiana, AL 35051

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 436,740 \$ 143,500

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


20160518000169850 5/5 \$28.00
Shelby Cnty Judge of Probate, AL
05/18/2016 02:19:34 PM FILED/CERT

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 5/18/16

Print Fred E. Self, II

☐ Unattested

Sign Fred E. Self, II

(verified by)

(Grantor/Grantee/Owner/Agent) circle one