

STATE OF ALABAMA

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SHELBY COUNTY

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**EXECUTOR'S DEED**

KNOW ALL MEN BY THESE PRESENTS, That WHEREAS, **BETTY ANN HUNTER and CHESTER WAYNE HARRIS**, are the duly appointed Co-Personal Representatives/Co-Executors of the ESTATE OF **CHESTER JOHNSON**, deceased, under and by virtue of the Last Will and Testament of **CHESTER JOHNSON**, deceased, which was duly admitted to Probate and recorded by Order of the Probate Court of Talladega County, Alabama, on the 9<sup>th</sup> day of July, 2015, and by Letters Testamentary issued by Probate Judge Billy L. Atkinson, also recorded on the 9<sup>th</sup> day of July, 2015; and


WHEREAS, by the terms of the said Last Will and Testament of the said **CHESTER JOHNSON**, deceased, and by the Letters Testamentary heretofore entered by the Probate Court of Talladega County, Alabama, the said **BETTY ANN HUNTER and CHESTER WAYNE HARRIS**, as such Co-Personal Representatives/Co-Executors, are authorized and empowered to sell the hereinafter described real estate and to execute this Deed of conveyance.

NOW, THEREFORE, in consideration of the premises and the sum of Ten and No/100 (\$10.00) Dollars, and other valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BETTY ANN HUNTER and CHESTER WAYNE HARRIS**, as Co-Personal Representatives/Co-Executors of the Estate of **CHESTER JOHNSON**, under the terms of said Last Will and Testament of **CHESTER JOHNSON**, deceased, have this date bargained and sold, and by these presents does hereby bargain, grant, sell and convey unto **CHESTER WAYNE HARRIS**, the following described real estate situated in Shelby County, Alabama, to-wit:

**THIS LAND BEING CONVEYED IN ACCORDANCE TO WILL OF CHESTER JOHNSON BEING PROBATED IN TALLADEGA COUNTY, AND RECORDED IN PROBATE BOOK 369 PAGE 107 - CASE NO. 2015-168.**

**SEE ATTACHED EXHIBIT "A"**  
**FOR LEGAL DESCRIPTION OF PROPERTY BEING CONVEYED HEREIN**

This description provided to Jackson & Williams by: Grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantors are the owners of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county, or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

  
20160613000203920 1/6 \$30.00  
Shelby Cnty Judge of Probate, AL  
06/13/2016 03:08:28 PM FILED/CERT



IN WITNESS WHEREOF, the said **BETTY ANN HUNTER and CHESTER WAYNE HARRIS**, as Co-Personal Representatives/Co-Executors of the Estate of CHESTER JOHNSON deceased, under and by virtue of the Last Will and Testament of CHESTER JOHNSON, deceased, who is authorized to execute this conveyance, has hereto set their signature and seal on this the 8th day of June, 2016.

Betty Ann Hunter, Co-Executor  
**BETTY ANN HUNTER**

Co-Personal Representative/Co-Executor of  
the Estate of CHESTER JOHNSON

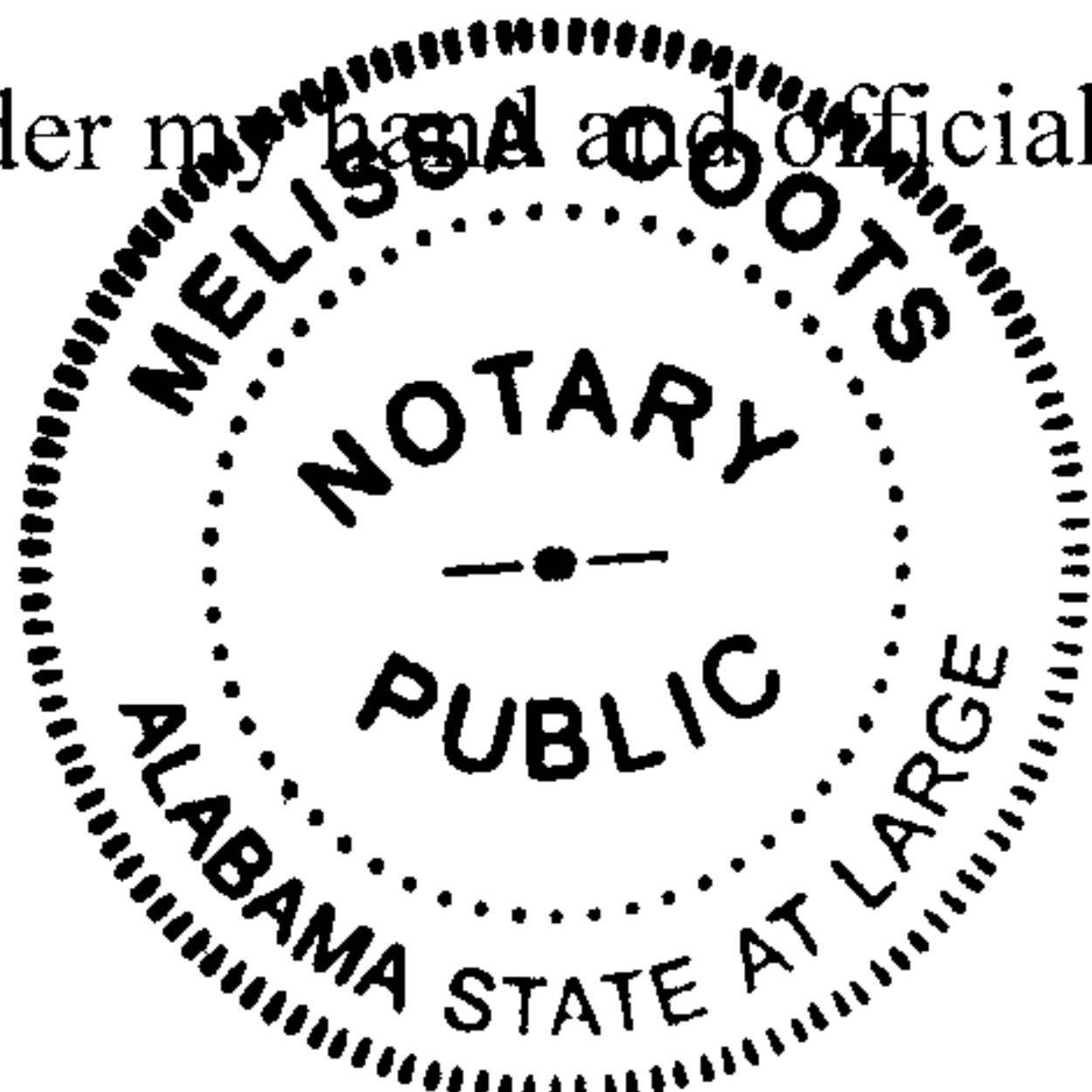
Chester Wayne Harris, Co-Executor  
**CHESTER WAYNE HARRIS**  
Co-Personal Representative/Co-Executor of  
the Estate of CHESTER JOHNSON

STATE OF ALABAMA \*

Cullman COUNTY \*

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **BETTY ANN HUNTER**, whose name as **Co-Personal Representative/Co-Executor of the Estate of CHESTER JOHNSON**, 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, as such Co-Personal Representative/Co-Executor, executed the same voluntarily and with full authority as the Co-Personal Representative/Co-Executor of the Estate of Chester Johnson, deceased, under and by virtue of the Terms of the Last Will and Testament of Chester Johnson, deceased and by Letters Testamentary issued by Probate Court of Talladega County, Alabama.

Given under my hand and official seal this 8th day of June, 2016.



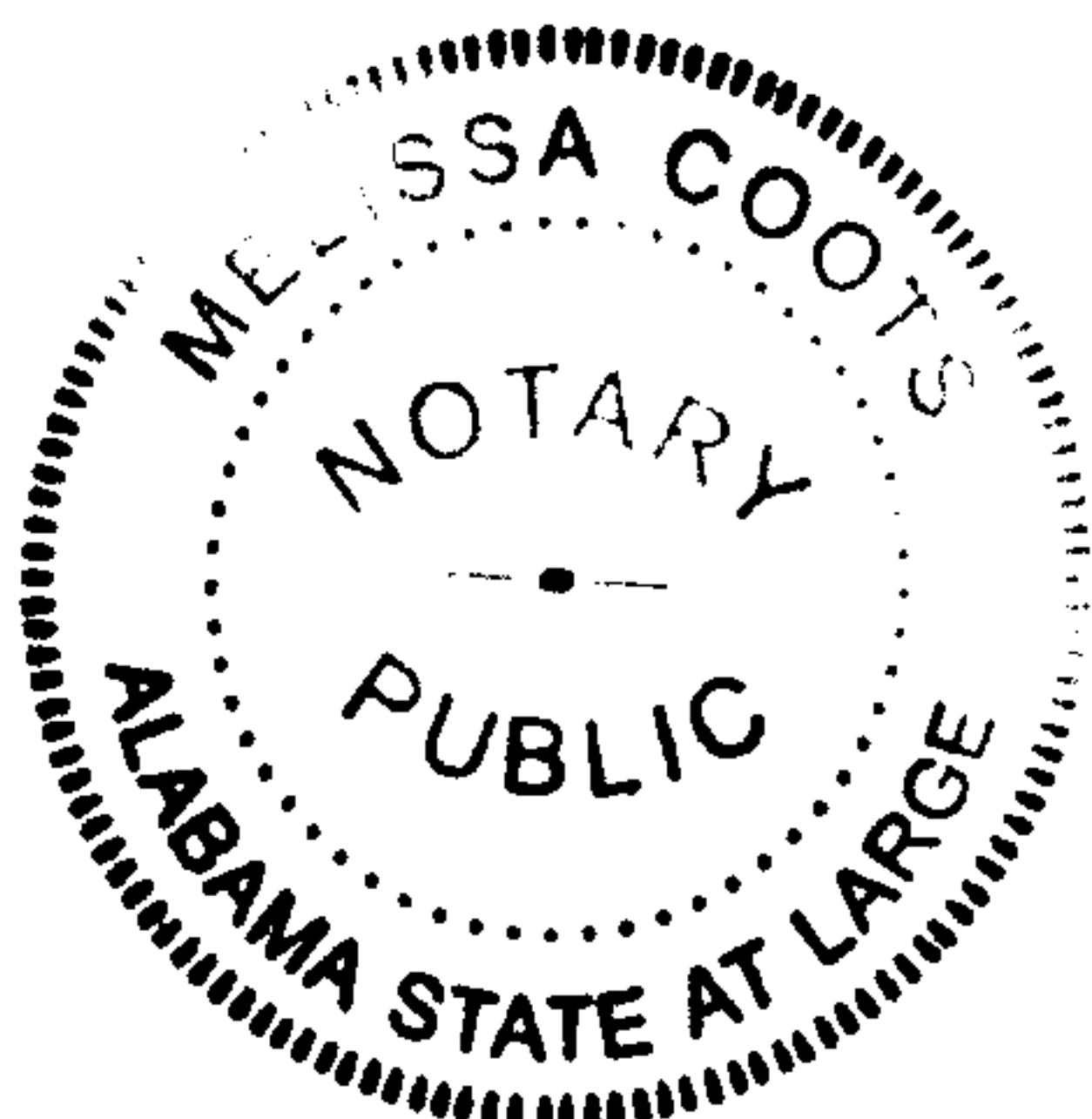
Melissa Coats  
NOTARY PUBLIC  
My Commission Expires: 3/9/20

STATE OF ALABAMA \*

CULLMAN COUNTY \*

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CHESTER WAYNE HARRIS**, whose name as **Co-Personal Representative/Co-Executor of the Estate of CHESTER JOHNSON**, 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, as such Co-Personal Representative/Co-Executor, executed the same voluntarily and with full authority as the Co-Personal Representative/Co-Executor of the Estate of Chester Johnson, deceased, under and by virtue of the Terms of the Last Will and Testament of Chester Johnson, deceased and by Letters Testamentary issued by Probate Court of Talladega County, Alabama.

Given under my hand and official seal this 8th day of June, 2016.



Melissa Coats  
NOTARY PUBLIC  
My Commission Expires: 3/9/20

THIS INSTRUMENT PREPARED BY:  
JACKSON & WILLIAMS, ATTORNEYS  
416 1st Ave SE  
Cullman, AL 35055  
256-739-2546  
billywjackson@bellsouth.net

SEND TAX NOTICE TO:  
Chester Wayne Harris  
225 County Road 1335  
Vinemont, Alabama 35179



20160613000203920 3/6 \$30.00  
Shelby Cnty Judge of Probate, AL  
06/13/2016 03:08:28 PM FILED/CERT



**EXHIBIT "A"**

**Tract I:** Property received from Velma Nabors Jones, a widow Recorded in Deed Book 243 Page 585 dated July 16, 1966, and corrected in Deed Book 246 Page 252 dated December 30, 1966 in the Probate Court of Shelby County, Alabama:

Part of the North Half of the NW ¼ of the SW ¼ of Section 34, Township 19 South, Range 1 West, more particularly described as follows; Commence at the SW corner of said quarter-quarter section; thence run North along the West line of said quarter-quarter section for 655.92 feet to the SW corner of the North Half of said quarter-quarter section; thence 89 deg. 55 min. Right and run East along the South line of the North Half of said quarter-quarter section for 302.00 feet to the point of beginning; thence continue East along the same course for 118.00 feet; thence 89 deg. 55 min. left and run North and parallel with the West line of said quarter-quarter section for 130.30 feet to a point on the center line of a County Road; thence 90 deg. 46 min. left and run West along the center line of said County Road for 42.99 feet; thence 59 deg. 21 min. left and run Southwesterly for 149.83 feet to the point of beginning. Said parcel contains 0.24 acres, more or less, and being Parcel No. 10, according to survey of Joseph A. Miller, Jr., Registered Land Surveyor, dated July 8, 1966.

Part of the NE ¼ of the SE ¼ of Section 33, Township 19 South, Range 1 West, more particularly described as follows: Commence at the Northeast corner of said quarter-quarter section; thence run South along the East line of said quarter quarter section for 510.75 feet to a point on the center line of a County Road, said, point being the point of beginning; thence continue South along the East line, of said quarter-quarter section for 801.10 feet to the Southeast corner of said quarter-quarter section; thence 89 deg. 20 min right and run West along the South line of said quarter-quarter section for 882.26 feet to a point on the center line of said County Road; thence run Northeasterly and Easterly along the meanderings of the center line of said County Road for 860.74 foot to the intersection of said center line with the center line of another County Road; thence continue Easterly and Northeasterly along the meanderings of the center line of said County Road for 512.17 feet to the point of beginning. Said parcel contains 10.82 acres, more or less, and being Parcel No. 7, according to survey of Joseph A. Miller, Jr., Registered Land Surveyor, dated July 8, 1966.

**Tract II:** Property received from Lee Johnson and wife, Pauline Gilbert Johnson in deed dated May 4, 1984 and recorded in May 18, 1984, in Deed Book 355 Page 566 in Probate Court of Shelby County, Alabama conveying the following described property:

Part of the NW ¼ of the SW ¼ of Section 34, Township 19 South, Range 1 West, more particularly described as follows: Commence at the SW corner of said quarter-quarter section; thence run North along the West line of said quarter-quarter section for 655.92 feet to the NW corner of the South Half of said quarter-quarter section; thence 89 deg. 55 min. right and run East along the North line of the South Half of said quarter-quarter section for 111.73 feet; thence 53 deg. 33 min. right and run Southeasterly for 107.39 feet; thence 87 deg. 53 min. left and run Northeasterly for 153.15 feet to a point on the North line of the South Half of said quarter-quarter section thence 145 deg. 40 min. left and run West along the North line of said South Half quarter-quarter section for 190.27 feet to the point of beginning. Said parcel contains 0.19 acres, more or less.

Part of the NW ¼ of the SW ¼ of Section 34, Township 19 South, Range 1 West, and part of the SW ¼ of the NW ¼ of Section 34, Township 19 South, Range 1 West, more particularly described as follows: Commence of the SW corner of the NW ¼ of the SW ¼ of said Section 34; thence run North along the West line of said Section 655.92 feet to the point of beginning; thence continue North along the West line of said quarter-quarter section for 655.93 feet to the Northwest corner of said quarter-quarter section; said point belong being also the Southwest corner of the SW ¼ of the NW ¼ of said section; thence continue North along the West line of said SW ¼ of NW ¼ for 394.08 feet; thence 89 deg. 55 min. right and run East for 420.00 feet; thence 90 deg. 05 min. right and run South and parallel with the West line of said Section for 919.70 feet to a point on the center line of a county Road; said point being 130.30 feet North of the South line of the North Half of the NW ¼ of the SW ¼ of said Section 34; thence 89 deg. 14 min. right and run Westerly along the center line of said county Road for 42.99 feet; thence 59 deg. 21 min. left and run Southwesterly for 149.83 feet to a point on the South line of said ½ – quarter-quarter section; thence 60 deg. 02 min. right and run West along the South line of said ½ – quarter-quarter section, for 302.00 feet to the point of beginning. Said parcel contains 9.88 acres, more or less. According to survey of Joseph A Miller, Jr. Registered Land Surveyor, dated July 8, 1966. Subject to easements and rights of way of record.

**LESS AND EXCEPT PROPERTY CONVEYED TO JOHN WAYNE HARRIS AND WIFE, BETTY ANN JOHNSON HARRIS RECORDED IN DEED BOOK 355 PAGE 568 ON MAY 18, 1984 IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA.**

Part of the NE1/4 of SE ¼ of Section 33, T-19-S, R-1-W, more particularly described as follows: Commence at the southeast corner of said ¼ ¼ Section; thence run west along the south line of said ¼ ¼ for 533.52 feet to the point of beginning; thence continue west along the same course for 322.67 feet to a point on the east R.O.W. line of a County Road; thence -106°31'30" right and run northeasterly along said R.O.W. for 57.48 feet to the beginning of a curve to the right subtending a central angle of 15°33' and having a radius of 194.72 feet; thence run northeasterly along said R.O.W. line and along the arc of said curve for 52.85 feet to the end of said curve; thence at tangent to said



curve run northeasterly along said R.O.W. line for 78.10 feet to the beginning of a curve to the left having a 'radius of 450.46 feet; thence run northeasterly along the arc of said curve and along said R.O.W. line for 20.00 feet; thence from tangent to said curve 82°36'20" right and run southeasterly for 286.0 feet; thence 90°00 right and run southwesterly for 84.97 feet to the P.O.B. Said parcel contains 1.00 acres, more or less.

**LESS AND EXCEPT PROPERTY CONVEYED TO JOHN WAYNE HARRIS AND WIFE, BETTY ANN JOHNSON HARRIS RECORDED IN DEED BOOK 355 PAGE 569 ON MAY 18, 1984 IN THE PROBATE COURT SHELBY COUNTY, ALABAMA.**

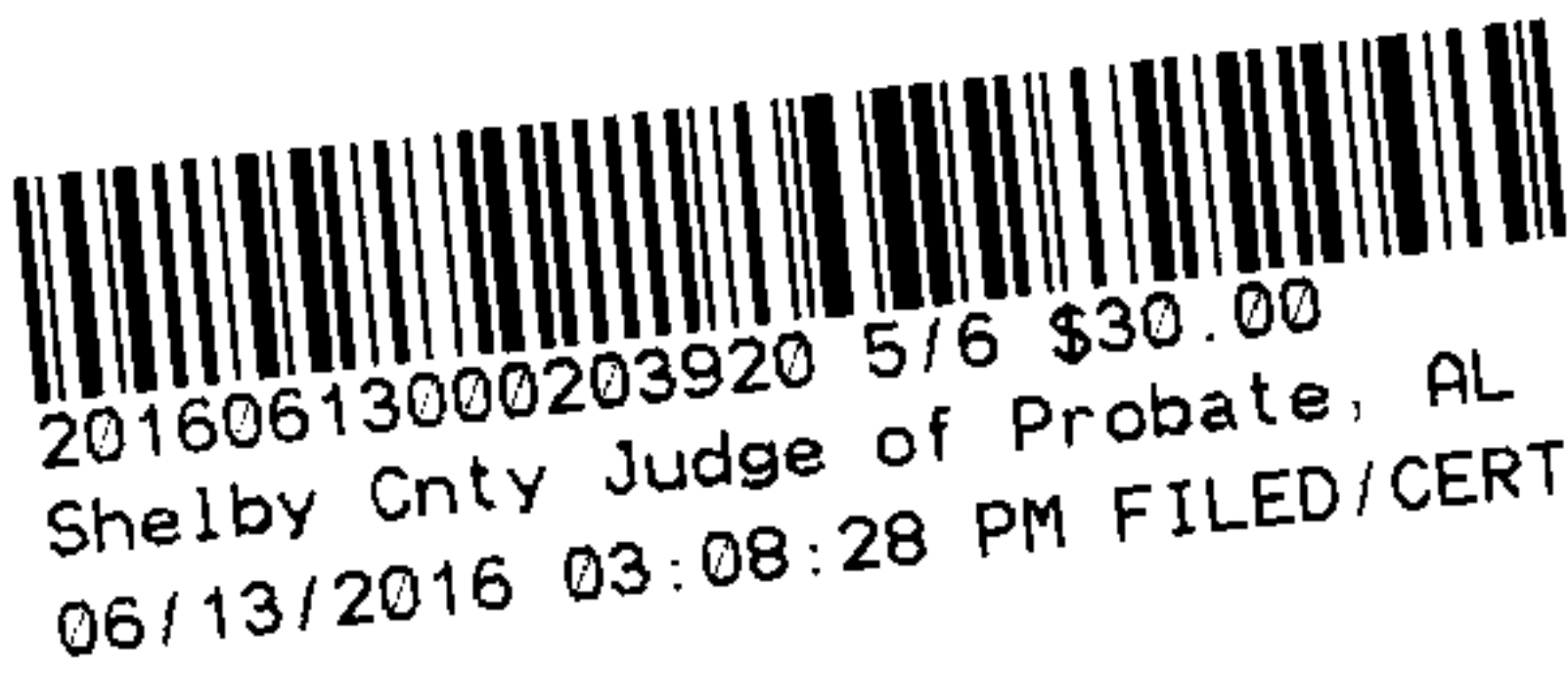
Part of the NW ¼ of SW ¼ of Section 34, T-19-S, R-1-W, more particularly described as follows:  
Commence at the southwest corner of said ¼ ¼ Section; thence run north along the west line of said ¼ ¼ Section for 846.44 feet to the point of beginning, said point being on the northerly right of way line of a County Road; thence continue north along the west line of said ¼ ¼ Section for 133.48 feet; thence 89°55' right and run easterly for 420.00 feet; thence 90°05' right and run south for 170.73 feet to a point on the north R.O.W. line of said County Road; thence 106°00'40" right and run northwesterly along said R.O.W. line for 157.39 feet to the beginning of a curve to the left, said curve having a radius of 599.94 feet and subtending a central angle of 13°49'30"; thence run westerly along the arc of said curve for 144.76 feet to the end of said curve, said point being also the beginning of a curve to the left having a radius of 244.10 feet; thence run southwesterly along the arc of said curve for 131.14 feet to the point of beginning.  
Said Parcel contains 1 acre more or less, according to survey of Joseph A. Miller, Jr. Registered Land Surveyor, Dated April 2, 1984/. Subject to easements and rights of way or record.

SIGNED FOR IDENTIFICATION:

ESTATE OF CHESTER JOHNSON

By: Chester Wayne Harris  
Chester Wayne Harris  
Co-Personal Representative

By: Betty Ann Hunter  
Betty Ann Hunter  
Co-Personal Representative





# 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 Chester Johnson By:  
Mailing Address Betty Ann Hunter & Chester  
Wayne Harris, 225 County Road  
1335 Vinemont, Alabama 35179

Grantee's Name Chester Wayne Harris  
Mailing Address 225 County Road 1335  
Vinemont, Alabama 35179

Property Address 553 Buck Creek LN  
Alabaster, AL 35007

Date of Sale 2/8/16

Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 178,540.00

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 Property conveyed per Will Probated  
in Talladega Co - Case # 2015-168

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).

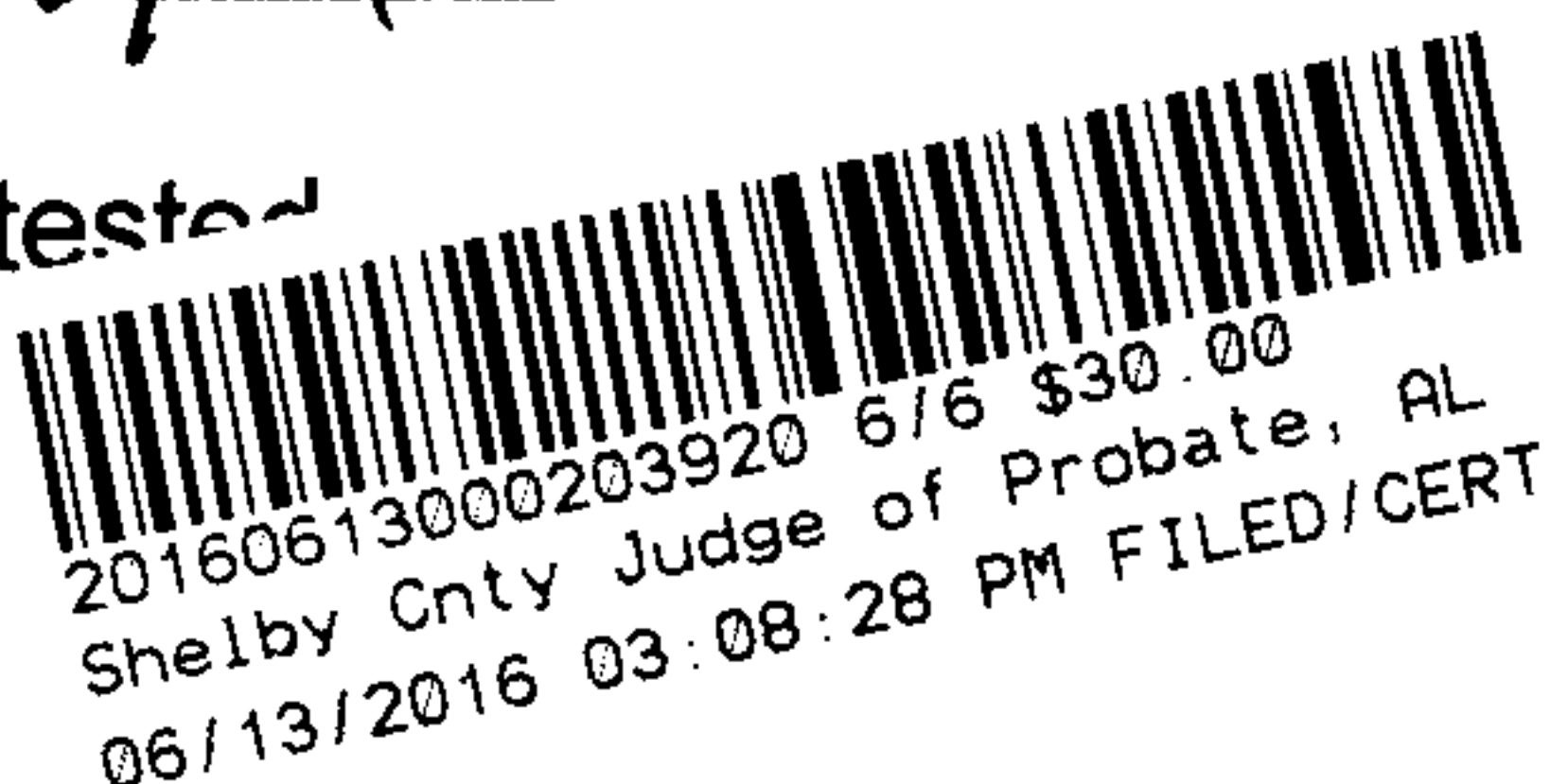
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/8/16

Print Chester Wayne Harris

Sign   
(Grantor/Grantee/Owner/Agent) circle one

Unattested



Print Form

Form RT-1