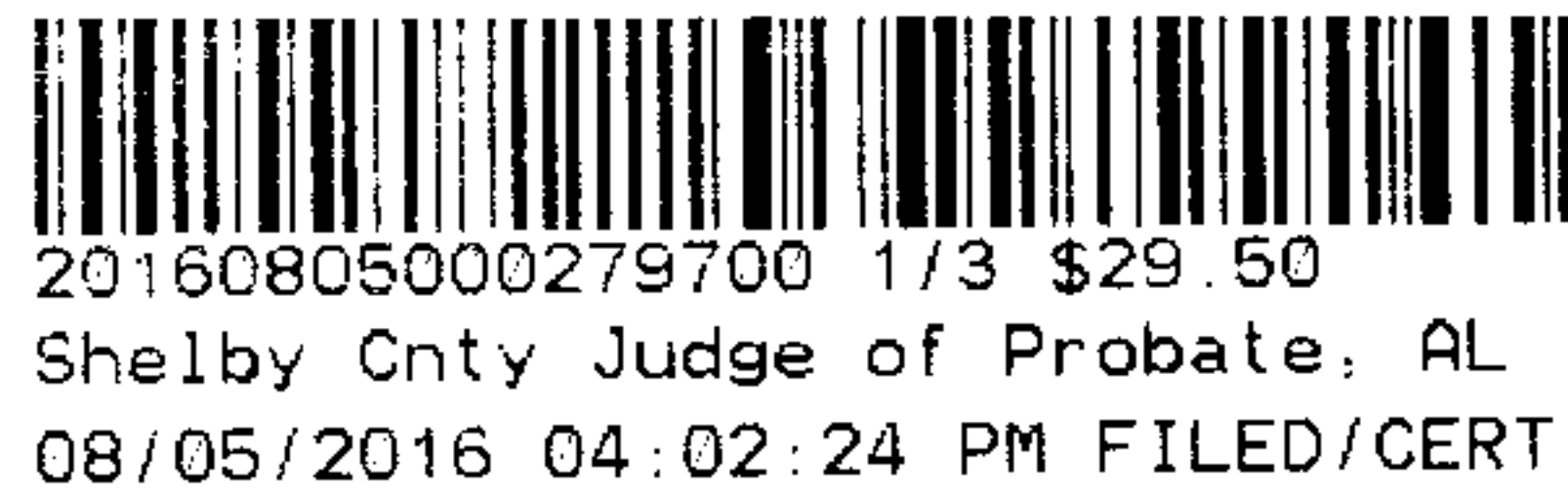


This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080



Send Tax Notice to:
Raymond P. & Faye P. Mooneyhan
1412 Timber Circle
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SIXTY TWO THOUSAND NINE HUNDRED (\$162,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, the Estate of Linda Riess White Fulton by Marsha Louise White Velmer, Personal Representative, Probate Case No. 2015-000794 Shelby County, Alabama (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Raymond P. Mooneyhan and Faye P. Mooneyhan, husband and wife, together as joint tenants with rights of survivorship (hereinafter referred to as GRANTEES), in fee simple, with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 29, according to the amended map of Timber Park, as recorded in Map Book 13, Page 115 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

RECITALS

1. Wherein, Linda Riess White Fulton (herein referred to as "decedent") died testate on or about November 1, 2015. The decedent's Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, Case No. 2015-000794. Said Court issued Letters Testamentary to the GRANTOR on January 4, 2016 authorizing GRANTOR as personal representative to act on behalf of the estate of the decedent.
2. The terms of said decedent's Will provide that the decedent's personal representative is empowered to sell real estate by public or private sale including the real property described above.

TO HAVE AND TO HOLD Unto the GRANTEES, as joint tenants with right of survivorship, it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES) in the event one GRANTEE herein survives the other, the entire interest in fee simple shall pass to the surviving GRANTEE herein; and if one GRANTEE does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

This instrument is executed by the GRANTOR solely in the representative capacity named herein and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the GRANTOR in her individual capacity, and the GRANTOR expressly limits her liability to the representative capacity named.


AND SAID GRANTOR covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County.

Linda Riess White Fulton is one and the same person as Linda W. Fulton.

IN WITNESS WHEREOF, the Estate of Linda Riess White Fulton, has caused these presents to be executed by its duly authorized Personal Representative this the 4th day of August, 2016.

Estate of Linda Riess White Fulton

By: Marsha Louise White Velmer
Personal Representative


20160805000279700 2/3 \$29.50
Shelby Cnty Judge of Probate, AL
08/05/2016 04:02:24 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Marsha Louise White Velmer whose name as Personal Representative for the Estate of Linda Riess White Fulton. 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 this instrument, she as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of August, 2016.

Justin Smitherman
Notary Public

My Commission Expires: 1/16/17

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 16, 2017

Real Estate Sales Validation Form

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

Grantor's Name The Estate of Linda Riess White Fulton
Mailing Address 1412 Timber Circle
Helena, AL 35080

Grantee's Name Raymond P. Mooneyhan Faye P. Mooneyhan
Mailing Address 1412 Timber Circle
Helena, AL 35080

Property Address 1412 Timber Circle
Helena, AL 35080


Date of Sale 08/04/2016
Total Purchase Price \$162,900.00

or
Actual Value \$
or
Assessor's Market Value \$

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


20160805000279700 3/3 \$29.50
Shelby Cnty Judge of Probate, AL
08/05/2016 04:02:24 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 08/04/2016

Print Justin Smitherman

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1